



## **TECHNICAL COMMITTEE REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION**

10-27-2021

|                             |  |
|-----------------------------|--|
| <b>Project File Number:</b> | <b>SEPA-2021-00326</b>                               |
| <b>Proposal Name:</b>       | <b>HB 1220 - Regulatory Compliance Regulations</b>   |
| <b>Applicant:</b>           | <b>City of Redmond</b>                               |
| <b>Staff Contacts:</b>      | <b>Beverly Mesa-Zendt - Deputy Planning Director</b> |
|                             | <b>Carol Helland - Planning Director</b>             |

### **TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION**

Technical Committee shall make a recommendation to the Planning Commission for all Type VI reviews (RZC 21.76.060.E). The Technical Committee's recommendation shall be based on the decision criteria set forth in the Redmond Zoning Code.

Review Criteria:

- A. RZC 21.76.AE Zoning Code Amendment -Text

### **REDMOND ZONING CODE TEXT AMENDMENT SUMMARY**

On August 17, 2021, Council adopted Ordinance No. 3059 imposing an Interim Official Control to amend portions of the Redmond Zoning Code (RZC) to align City homeless shelter regulations with state adopted definitions and to implement the preemption adopted by House Bill (HB) 1220 that allows Permanent Supportive Housing and Transitional Housing in all zoning districts where residential dwellings and/or hotels are allowed, and to allow indoor Emergency Housing and indoor Emergency Shelters in all zoning districts where hotels are allowed, for conformance and consistency with state law. In accordance with RCW 36.70A.390, a public hearing was held on October 5, 2021 to elicit public input on the Ordinance No. 3059. This proposal is for adoption of permanent zoning regulations adopted under RCW 36A.63.100 to fully implement the preemption adopted by House Bill (HB) 1220 and to repeal and replace the Interim Official Control regulations adopted on August 17, 2021.

| <b>RZC 21.76.070 AE - TEXT AMENDMENT CRITERIA</b>   | <b>MEETS/ DOES NOT MEET</b> | <b>HB 1220 Implementation</b>  |
|---|-----------------------------|--|
| All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan. | MEETS                       | These regulations are set forth to ensure compliance with state mandates. These amendments are in general conformance with the Comprehensive Plan. Any amendments to the Comprehensive Plan needed for full alignment with these regulations will be adopted as part of Redmond's periodic review of the Comprehensive Plan. |

Technical Committee Report and Recommendation to the Planning Commission  
**HB 1220 COMPLIANCE - PERMANENT SUPPORTIVE HOUSING, TRANSITIONAL HOUSING, INDOOR EMERGENCY HOUSING, AND INDOOR EMERGENCY SHELTERS**  
October 27, 2021

## STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws. Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

- ❖ In accordance with WAC 197-11-340(2) an opportunity for comment opened on October 6, 2021. Comments on the Threshold Determination will be accepted until City Council takes action on the final proposal.
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## STAFF RECOMMENDATION

Based on the compliance review of the decision criteria set forth in

- A. RZC 21.76.AE Zoning Code Amendment -Text

Staff recommends APPROVAL of the proposed amendments.

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## TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendments identified in Attachment A and finds the amendments to be consistent with review criteria identified below:

RZC 21.76.AE Zoning Code Amendment -Text

The Technical Committee recommends the following additional conditions for approval as necessary to ensure consistency with the City's development regulations.

Condition - that the Planning Commission consider and address the recommendations identified in the transmittal from the City Council provided in the Supplemental Findings of Fact, Conclusions, and Transmittal Guidance to the Planning Commission for Interim Official Control Ordinance No. 3059 adopted on October 26, 2021.

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## REVIEWED AND APPROVED BY

DocuSigned by:

  
Carol Helland  
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Carol Helland,  
Planning and Community Development Director

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Malisa Files  
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Malisa Files  
Interim Public Works Director

Technical Committee Report and Recommendation to the Planning Commission  
**HB 1220 COMPLIANCE - PERMANENT SUPPORTIVE HOUSING, TRANSITIONAL HOUSING, INDOOR EMERGENCY HOUSING, AND INDOOR EMERGENCY SHELTERS**  
[October 27, 2021](#)

Attachments

- A. Proposed Zoning Code Amendments
- B. SEPA Threshold Determination
- C. Public Comments Via Email
- D. Supplemental Findings of Fact, Conclusions, and Transmittal Guidance to the Planning Commission

## **ATTACHMENT B**

### **CODE**

**CITY OF REDMOND  
ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF REDMOND,  
WASHINGTON, TO REPEAL **INTERIM OFFICIAL CONTROL  
ORDINANCE 3059** AND TO AMEND ARTICLE I, ARTICLE  
II, AND ARTICLE VII OF THE REDMOND ZONING CODE  
TO ALIGN HOMELESS SHELTER REGULATIONS WITH  
STATE ADOPTED DEFINITIONS AND TO IMPLEMENT THE  
PREEMPTION ADOPTED BY HOUSE BILL 1220 THAT  
ALLOWS PERMANENT SUPPORTIVE HOUSING AND  
TRANSITIONAL HOUSING IN ALL ZONING DISTRICTS  
WHERE RESIDENTIAL DWELLINGS AND/OR HOTELS ARE  
ALLOWED AND TO ALLOW EMERGENCY HOUSING AND  
EMERGENCY SHELTERS IN ALL ZONING DISTRICTS  
**WHERE HOTELS ARE ALLOWED, PROVIDING FOR  
SEVERABILITY, A SAVINGS CLAUSE, AND  
ESTABLISHING AN EFFECTIVE DATE**

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WHEREAS, in 2021, the Washington State Legislature enacted House Bill (HB) 1220, which requires cities like Redmond to allow development of permanent supportive housing and transitional housing in all zoning districts where residential dwellings and/or hotels are allowed; and

WHEREAS, HB 1220 also requires cities like Redmond to allow emergency housing and indoor emergency shelters in all zoning districts where hotels are allowed; and

WHEREAS, HB 1220 became effective on July 25, 2021 and requires cities to regulate permanent supportive housing and transitional housing consistent with HB 1220 on that date; and

WHEREAS, the City of Redmond's Comprehensive Plan and Zoning Code support and provide provisions for Social Assistance, Welfare, and Charitable Services land uses types; and

WHEREAS, the City of Redmond's Human Services Strategic Plan, Housing Action Plan, and Community Strategic Plan generally support the provision of services and land use types consistent with HB 1220; and

WHEREAS, because the City of Redmond's Zoning Code did not define nor clarify provisions through which permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelter could be established consistent with HB 1220, on August 17, 2021, Council unanimously adopted Ordinance No. 3059 imposing an Interim Official Control (IOC) to amend portions of the RZC to align City shelter regulations with state adopted definitions and to implement the preemption adopted by ESSHB 1220 that allows Permanent Supportive Housing and Transitional Housing in all zoning districts where residential dwellings and/or hotels are allowed, and to allow indoor Emergency Housing and indoor Emergency Shelters in all zoning districts where hotels are allowed, for conformance and consistency with state law; and

WHEREAS, while Ordinance No. 3059 has been in place, the City held a public hearing on October 5, 2021 and received public testimony on the Interim Zoning Control Ordinance in accordance with RCW 36.70A.390 and RCW 35A.63.220; and

WHEREAS, the City now wishes to adopt permanent regulations under the authority of RCW 35A.63.100 to comply with HB 1220; and

WHEREAS, on December XX, 2021 the Planning Commission held a public hearing to elicit public testimony on the permanent ordinance and considered such testimony and other public input in their deliberations; and

WHEREAS, the Planning Commission recommended approval of the amendments to the RZC set forth in this ordinance, consistent with the recommendation of the Technical Committee; and

WHEREAS, the City Council has reviewed the Planning Commission recommendation and the criteria set forth in RZC 21.76.07 and desires to adopt the amendments to Redmond Zoning Code as recommended by the Planning Commission.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Findings and Conclusions. After carefully reviewing the record and considering the evidence and arguments in the record and at the public meetings, the City Council hereby adopts the findings, conclusions, and recommendation contained in the Planning Commission Report (City file no. LAND-2021-XXXX) dated December XX, 2021.

Section 2. Amendments to Redmond Zoning Code (RZC) Chapter 21.04 General Provisions. The provisions of RZC Chapter 21.04,

subsection RZC 21.04.030 Comprehensive Allowed Use Chart are amended to read as follows:

A. Generally. This chart is meant to serve as a compilation of permitted uses within each of the individual zone summaries. It does not include all the specific use limitations or requirements that may apply. Please refer to the individual zone summaries for special use requirements or limitations.

B. Residential Zones.

| Table 21.04.030A<br>Comprehensive Allowed Uses Chart: Residential Zones <sup>1,2</sup> |    |     |    |    |           |     |     |     |                             |      |      |
|--|----|-----|----|----|-----------|-----|-----|-----|-----------------------------|------|------|
| Online Users: Click on District Abbreviation to View Map -->                           | UR | RA5 | R1 | R3 | R4,<br>R5 | R6  | R8  | RIN | R12,<br>R18,<br>R20,<br>R30 | MDD3 | NDI1 |
| Residential  |    |     |    |    |           |     |     |     |                             |      |      |
| Detached dwelling unit   | P  | P   | P  | P  | P         | P   | P   | P   | P                           | P    | P    |
| Size-limited dwelling  |    | P   | P  | P  | P         | P   | P   | P   | P                           | P    | P    |
| Cottage  |    |     |    |    | P         | P   | P   | P   |                             | P    | P    |
| Accessory dwelling unit  | P  | P   | P  | P  | P         | P   | P   | P   | P                           | P    | P    |
| Attached dwelling unit   |    |     |    |    | P/C       | P/C | P/C | P/C | P/C                         | P    | P    |
| Manufactured home  |    | P   | P  | P  | P         | P   | P   | P   | P                           | P    | P    |
| Multifamily structure  |    |     |    |    |           |     |     |     | P                           | P    | P    |
| Dormitory  |    |     |    |    |           |     |     |     |                             | P    |      |
| Residential suite  |    |     |    |    |           |     |     |     |                             | P    |      |
| Mixed-use residential structure  |    |     |    |    |           |     |     |     |                             |      |      |
| Housing services for the elderly   |    |     |    |    |           |     |     |     | P/C                         | P    | P    |
| Adult family home  |    | P   | P  | P  | P         | P   | P   | P   | P                           | P    | P    |
| Long-term care facility  |    |     |    |    |           |     |     |     | C                           | P    | P    |
| Residential care facility  |    | C   | C  | C  | C         | C   | C   | C   | C                           | P    | P    |
| Retirement residence   |    |     |    |    | P/C       | P/C | P/C | C   | P/C                         | P    | P    |
| General Sales or Service   |    |     |    |    |           |     |     |     |                             |      |      |
| ...  |    |     |    |    |           |     |     |     |                             |      |      |

|   |     |   |     |   |   |   |   |   |  |  |  |
|---|-----|---|-----|---|---|---|---|---|--|--|--|
| Hotels, motels and other accommodation services   |     |   |     |   |   |   |   |   |  |  |  |
| Bed and breakfast inn   | P/C | P | P/C | P | P | P | P | P |  |  |  |
| Hotel or motel  |     |   |     |   |   |   |   |   |  |  |  |
| ...   |     |   |     |   |   |   |   |   |  |  |  |
| <b>Notes:</b>   |     |   |     |   |   |   |   |   |  |  |  |
| <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |     |   |     |   |   |   |   |   |  |  |  |
| <b>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to chapter RZC 21.60 Emergency Shelter and Emergency Housing.</b>   |     |   |     |   |   |   |   |   |  |  |  |

### C. Nonresidential Zones.

| Table 21.04.030B<br>Comprehensive Allowed Uses Chart: Nonresidential Zones <sup>1,2</sup> |      |      |    |    |    |   |    |       |       |            |      |
|---|------|------|----|----|----|---|----|-------|-------|------------|------|
| Online Users: Click on District Abbreviation to View Map -->                              | NC-1 | NC-2 | GC | BP | MP | I | RR | BCDD1 | BCDD2 | NDD2, NDD3 | MDD4 |
| Residential   |      |      |    |    |    |   |    |       |       |            |      |
| Detached dwelling unit  | P    | P    |    |    |    |   |    | P     |       |            |      |
| Size-limited dwelling   | P    | P    |    |    |    |   |    |       |       |            |      |
| Cottage   | P    | P    |    |    |    |   |    |       |       |            |      |
| Accessory dwelling unit   | P    | P    |    |    |    |   |    |       |       |            |      |
| Attached dwelling unit  | P    | P    |    |    |    |   |    |       |       |            |      |
| Manufactured home   | P    | P    |    |    |    |   |    |       |       |            |      |
| Multifamily structure   | P    | P    | P  |    |    |   |    | P     |       |            |      |
| Dormitory   |      |      |    |    |    |   |    |       |       |            |      |
| Residential suite   |      |      |    |    |    |   |    |       |       |            |      |
| Mixed-use residential structure   | P    | P    | P  | P  |    |   |    |       |       |            |      |
| Housing services for the elderly  |      |      |    |    |    |   |    | P     |       |            |      |
| Adult family home   |      |      |    |    |    |   |    |       |       |            |      |
| Long-term care facility   |      |      |    |    |    |   |    | P     |       |            |      |
| Residential care facility   |      |      |    |    |    |   |    | P     |       |            |      |

|   |  |   |  |  |   |  |   |  |  |  |
|---|--|---|--|--|---|--|---|--|--|--|
| Retirement residence                            |  |   |  |  |   |  | P |  |  |  |
| General Sales or Service                        |  |   |  |  |   |  |   |  |  |  |
| ...   |  |   |  |  |   |  |   |  |  |  |
| Hotels, motels and other accommodation services |  |   |  |  |   |  |   |  |  |  |
| Bed and breakfast inn                           |  |   |  |  |   |  |   |  |  |  |
| Hotel or motel                                  |  | P |  |  | P |  |   |  |  |  |
| ...   |  |   |  |  |   |  |   |  |  |  |

**Notes:**

- 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.**
- 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.**

#### D. Mixed Use Zones.

| Table 21.04.030C<br>Comprehensive Allowed Uses Chart: Mixed Use Zones <sup>1,2</sup> |  |                    |                     |     |     |      |      |      |      |      |
|--|--|--------------------|---------------------|-----|-----|------|------|------|------|------|
| Online Users: Click on District Abbreviation to View Map -->                         | OT,<br>AP,<br>TWNC,<br>BC,<br>VV,<br>TR,<br>SMT,<br>TSQ,<br>RVBD | RVT,<br>CTR,<br>EH | OV1,<br>OV2,<br>OV3 | OV4 | OV5 | OBAT | MDD1 | MDD2 | MDD5 | NWDD |
| Residential  |  |                    |                     |     |     |      |      |      |      |      |
| Detached dwelling unit   |  |                    |                     |     |     |      |      |      |      |      |
| Size-limited dwelling  |  |                    |                     |     |     |      |      |      |      |      |
| Cottage  |  |                    |                     |     |     |      |      |      |      |      |
| Accessory dwelling unit  |  |                    |                     |     |     |      |      |      |      |      |
| Attached dwelling unit   |  |                    |                     |     |     |      |      |      | P    | P    |
| Manufactured home  |  |                    |                     |     |     |      |      |      |      |      |
| Multifamily structure  | P  | P                  | P                   | P   | P   | P    | P    | P    | P    | P    |
| Dormitory  | P  | P                  | P                   | P   | P   | P    | P    | P    | P    |      |
| Residential suite  | P  | P                  | P                   | P   | P   | P    | P    | P    |      |      |
| Mixed-use residential structure  | P  | P                  | P                   | P   | P   | P    | P    | P    | P    | P    |

|   |   |   |   |   |   |  |   |   |   |  |
|---|---|---|---|---|---|--|---|---|---|--|
| Housing services for the elderly                | P | P | P | P | P |  | P | P | P |  |
| Adult family home                               |   |   |   |   |   |  |   |   |   |  |
| Long-term care facility                         | P | P | P | P | P |  | P | P | P |  |
| Residential care facility                       | P | P | P | P | P |  | P | P | P |  |
| Retirement residence                            | P | P | P | P | P |  | P | P | P |  |
| General Sales or Service                        |   |   |   |   |   |  |   |   |   |  |
| ...   |   |   |   |   |   |  |   |   |   |  |
| Hotels, motels and other accommodation services | P |   | P | P | P |  | P | P | P |  |
| Bed and breakfast inn                           | P |   | P | P | P |  | P | P | P |  |
| Hotel or motel                                  | P |   | P | P | P |  | P | P | P |  |
| ...   |   |   |   |   |   |  |   |   |   |  |

**Notes:**

**1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.**

**2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.**

### Section 3. Amendments to Redmond Zoning Code (RZC) Chapter

21.08 Residential Regulations. The provisions of RZC Chapter 21.08, subsections RZC 21.08.020.D, RZC 21.08.030.D, RZC 21.08.040.D, 21.08.050.D, 21.08.060.D, 21.08.070.C, 21.08.080.D, 21.08.090.D, 21.08.100.D, 21.08.110.D, 21.08.120.D, 21.08.130.D, and 21.08.140.D are hereby amended to read as follows:

21.08.020 RA-5 Semirural Residential.

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D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the RA-5 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit

approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.08.020C<br>Allowed Uses and Special Regulations  |                               |   |  |
|---|-------------------------------|---|--|
| Section   | Use                           | Parking Ratio:<br>Unit of measure<br>(Minimum required;<br>Maximum allowed) | Special Regulations  |
| <b>Residential<sup>1</sup></b>  |                               |   |  |
| 1   | Detached dwelling unit        | Dwelling unit (2.0)   |  |
| 2   | Size-limited dwelling         |   |  |
| 3   | Accessory dwelling unit (ADU) | ADU (1.0)   | See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.   |
| 4   | Manufactured home             | Dwelling unit (2.0)   | See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes for specific regulations which may apply. |
| 5   | Residential care facility     | Dwelling unit (2.0)   | A Conditional Use Permit is required   |
| 6   | Adult family homes            |   |  |
| ...   |                               |   |  |
| <b>Notes:</b>   |                               |   |  |
| <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |                               |   |  |

#### 21.08.030 R-1 Single-Family Constrained Residential.

D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-1 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.08.030C<br>Allowed Uses and Special Regulations |                               |   |  |
|--|-------------------------------|---|--|
| Section  | Use                           | Parking Ratio:<br>Unit of measure<br>(Minimum required;<br>Maximum allowed) | Special Regulations  |
| <b>Residential<sup>1</sup></b>                           |                               |   |  |
| 1  | Detached dwelling unit        | Dwelling unit (2.0)   |  |
| 2  | Size-limited dwelling         |   |  |
| 3  | Accessory dwelling unit (ADU) | ADU (1.0)   | See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply. |

|   |                           |                         |  |
|---|---------------------------|-------------------------|--|
| 4   | Manufactured home         | Dwelling unit (2.0)     | See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.                  |
| 5   | Residential care facility | See Special Regulations | A. A Conditional Use Permit is required.<br>B. Parking requirements are as follows:<br>1. Multifamily housing for senior citizens: Unit (0.5, 2.0) |
| 6   | Adult family home         | Dwelling unit (2.0)     |  |
| ...   |                           |                         |  |
| <b>Notes:</b>   |                           |                         |  |
| <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |                           |                         |  |

## 21.08.040 R-2 Single-Family Constrained Residential.

D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-2 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.08.040C<br>Allowed Uses and Special Regulations  |                               |   |  |
|---|-------------------------------|---|--|
| Section   | Use                           | Parking Ratio:<br>Unit of measure<br>(Minimum required;<br>Maximum allowed) | Special Regulations  |
| <b>Residential<sup>1</sup></b>  |                               |   |  |
| 1   | Detached dwelling unit        | Dwelling unit (2.0)   |  |
| 2   | Size-limited dwelling         |   |  |
| 3   | Accessory dwelling unit (ADU) | ADU (1.0)   | See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.   |
| 4   | Manufactured home             | Dwelling unit (2.0)   | See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.                  |
| 5   | Residential care facility     | See Special Regulations   | A. A Conditional Use Permit is required.<br>B. Parking requirements are as follows:<br>1. Multifamily housing for senior citizens: Unit (0.5, 2.0) |
| 6   | Adult family home             | Dwelling unit (2.0)   |  |
| ...   |                               |   |  |
| <b>Notes:</b>   |                               |   |  |
| <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |                               |   |  |

## 21.08.050 R-3 Single-Family Constrained Residential.

D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-3 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.08.050C<br>Allowed Uses and Special Regulations  |                               |   |  |
|---|-------------------------------|---|--|
| Section   | Use                           | Parking Ratio:<br>Unit of measure<br>(Minimum required;<br>Maximum allowed) | Special Regulations  |
| <b>Residential<sup>1</sup></b>  |                               |   |  |
| 1   | Detached dwelling unit        | Dwelling unit (2.0)   |  |
| 2   | Size-limited dwelling         |   |  |
| 3   | Accessory dwelling unit (ADU) | ADU (1.0)   | See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.   |
| 4   | Manufactured home             | Dwelling unit (2.0)   | See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.                  |
| 5   | Residential care facility     | See Special Regulations   | A. A Conditional Use Permit is required.<br>B. Parking requirements are as follows:<br>1. Multifamily housing for senior citizens: Unit (0.5, 2.0) |
| 6   | Adult family home             | Dwelling unit (2.0)   |  |
| ...   |                               |   |  |
| <b>Notes:</b>   |                               |   |  |
| <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |                               |   |  |

## 21.08.060 R-4 Single-Family Urban Residential.

D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-4 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.08.060C<br>Allowed Uses and Special Regulations |     |                                   |                     |
|--|-----|-----------------------------------|---------------------|
| Section  | Use | Parking Ratio:<br>Unit of measure | Special Regulations |

|  |                                   | (Minimum required;<br>Maximum allowed) |  |
|--|-----------------------------------|--|--|
| <b>Residential<sup>1</sup></b>   |                                   |  |  |
| 1  | Detached dwelling unit            | Dwelling unit (2.0)                    |  |
| 2  | Cottage                           | Cottage (1.5, 2.0)                     | Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods. See RZC 21.08.290, Cottage Housing Developments, for specific site development requirements and supplemental neighborhood regulations which may apply.   |
| 3  | Small-lot short plat              | Dwelling unit (2.0)                    | Permitted use only in Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC 21.08.170.E.2.a.ii, Small Lot Short Plats, for specific regulations which may apply.   |
| 4  | Size-limited dwelling             |  |  |
| 5  | Accessory dwelling unit (ADU)     | ADU (1.0)                              | A. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.<br>B. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.  |
| 6  | Attached dwelling unit, 2-4 units | Dwelling unit (2.0)                    | A. Permitted use in Education Hill, Grass Lawn, North Redmond, Southeast Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for attached dwelling units in all other neighborhoods not listed above.<br>B. Please see RZC 21.08.260, Attached Dwelling Units, for supplemental neighborhood regulations related to density, design, and review and decision procedures. |
| 7  | Manufactured home                 | Dwelling unit (2.0)                    | Please see RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.   |
| 8  | Retirement residence              | See Special Regulations                | A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply.<br>B. Parking requirements are as follows:<br>1. With no skilled nursing facility: Unit (1.0, 1.0)<br>2. With skilled nursing facility: Worker on largest shift (1.25, 1.25)<br>C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.  |
| 9  | Residential care facility         |  | A Conditional Use Permit is required.  |
| 10   | Adult family home                 | Dwelling unit (2.0)                    |  |
| ...  |                                   |  |  |
| <b>Notes:</b>  |                                   |  |  |
| <b><u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u></b> |                                   |  |  |

21.08.070        RIN (Residential Innovative) Single-Family Urban Residential.

C. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the RIN zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.08.070B<br>Allowed Uses and Special Regulations |                                   |   |  |
|--|-----------------------------------|---|--|
| Section  | Use                               | Parking Ratio:<br>Unit of measure<br>(Minimum required;<br>Maximum allowed) | Special Regulations  |
| <b>Residential<sup>1</sup></b>                           |                                   |   |  |
| 1  | Detached dwelling unit            | Dwelling unit (2.0)   |  |
| 2  | Cottage                           | Cottage (1.5, 2.0)  | A. Permitted use only in Education Hill, Grass Lawn, North Redmond, Overlake Residential and Willows/Rose Hill neighborhoods.<br>B. Cottage housing in the RIN zone shall comply with the requirements of RZC 21.08.290, Cottage Housing Developments. Site requirements that may be applicable for cottage housing and are not specified in RZC 21.08.290, R-6 Single-Family Urban Residences, such as average lot size, are provided by the zone summary for the R-6 zone. (See RZC 21.08.090.)  |
| 3  | Size-limited dwelling             | Dwelling unit (2.0)   |  |
| 4  | Accessory dwelling unit (ADU)     | ADU (1.0)   | A. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which apply to ADUs.<br>B. ADUs are not allowed within Cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.  |
| 5  | Attached dwelling unit, 2-4 units | Dwelling unit (2.0)   | A. Permitted use in Education Hill, Grass Lawn, North Redmond, and Overlake neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for all attached dwelling units in all other neighborhoods not listed above.<br>B. Please see RZC 21.08.260, Attached Dwelling Units, for specific neighborhood requirements related to density, design, and review and decision procedures. |
| 6  | Manufactured home                 |   | See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.  |
| 7  | Retirement residence              | See Special Regulations   | A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply.<br>B. Parking requirements are as follows:<br>1. With no skilled nursing facility: Unit (1.0, 1.0)<br>2. With skilled nursing facility: Worker on largest shift (1.25, 1.25)<br>C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii.  |
| 8  | Residential care facility         |   | A Conditional Use Permit is required.  |
| 9  | Adult family home                 | Dwelling unit (2.0)   |  |

|   |
|---|
| ...   |
| <b>Notes:</b>   |
| <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |
|   |

## 21.08.080 R-5 Single-Family Urban Residential.

D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-5 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.08.080C<br>Allowed Uses and Special Regulations |                                   |   |  |
|--|-----------------------------------|---|--|
| Section  | Use                               | Parking Ratio:<br>unit of measure<br>(minimum required;<br>maximum allowed) | Special Regulations  |
| <b>Residential<sup>1</sup></b>                           |                                   |   |  |
| 1  | Detached dwelling unit            | Dwelling unit (2.0)   |  |
| 2  | Cottage                           | Cottage (1.5, 2.0)  | Permitted use only in Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.  |
| 3  | Small-lot short plat              | Dwelling unit (2.0)   | Permitted use only in Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC 21.08.170.E.2.a.ii for additional requirements for small lot short plats.  |
| 4  | Size-limited dwelling             |   |  |
| 5  | Accessory dwelling unit (ADU)     | ADU (1.0)   | A. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which apply to ADUs.<br>B. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.  |
| 6  | Attached dwelling unit, 2-4 units | Dwelling unit (2.0)   | A. Permitted use in Education Hill, Grass Lawn, North Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration program. A Conditional Use Permit is required for all attached dwelling units in all other neighborhoods not listed above.<br>B. Please see RZC 21.08.260 for specific neighborhood requirements related to density, design, and review and decision procedures. |
| 7  | Manufactured home                 |   | See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which apply to Manufactured Housing   |
| 8  | Retirement residence              | See Special Regulations   | A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is   |

|  |                           |                     |  |
|--|---------------------------|---------------------|--|
|  |                           |                     | required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply.<br>B. Parking requirements are as follows:<br>1. With no skilled nursing facility: Unit (1.0, 1.0)<br>2. With skilled nursing facility: Worker on largest shift (1.25, 1.25)<br>C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii. |
| 9  | Residential care facility |                     | A Conditional Use Permit is required.  |
| 10   | Adult family home         | Dwelling unit (2.0) |  |
| ...  |                           |                     |  |
| <b>Notes:</b><br><b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |                           |                     |  |

## 21.08.090 R-6 Single-Family Urban Residential.

D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-6 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.08.090C<br>Allowed Uses and Special Regulations |                                   |   |   |
|--|-----------------------------------|---|---|
| Section  | Use                               | Parking Ratio:<br>unit of measure<br>(minimum required;<br>maximum allowed) | Special Regulations   |
| <b>Residential<sup>1</sup></b>                           |                                   |   |   |
| 1  | Detached dwelling unit            | Dwelling unit (2.0)   |   |
| 2  | Cottage                           | Cottage (1.5, 2.0)  | Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods.   |
| 3  | Small-lot short plat              | Dwelling unit (2.0)   | Permitted use only in Bear Creek, Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC 21.08.170.E.2.a.ii, Small Lot Short Plats, for additional requirements for small lot short plats.                                     |
| 4  | Size-limited dwelling             |   |   |
| 5  | Accessory dwelling unit (ADU)     | ADU (1.0)   | A. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.<br>B. ADUs are not allowed within Cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.                                       |
| 6  | Attached dwelling unit, 2-4 units | Dwelling unit (2.0)   | A. Permitted use in Bear Creek, Education Hill, Grass Lawn, North Redmond, and Overlake Residential neighborhoods. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units |

|     |                           |                         |   |
|-----|---------------------------|-------------------------|---|
|     |                           |                         | require a Conditional Use Permit as part of a demonstration project. A Conditional Use Permit is required for attached dwelling units in all other neighborhoods not listed above.<br>B. Please see RZC 21.08.260, Attached Dwelling Units, for supplemental neighborhood regulations related to density, design, and review and decision procedures.   |
| 7   | Manufactured home         |                         | See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.   |
| 8   | Retirement residence      | See Special Regulations | A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply.<br>B. Parking requirements are as follows:<br>1. With no skilled nursing facility: Unit (1.0, 1.0)<br>2. With skilled nursing facility: Worker on largest shift (1.25, 1.25)<br>C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii. |
| 9   | Residential care facility |                         | A Conditional Use Permit is required.   |
| 10  | Adult family home         | Dwelling unit (2.0)     |   |
| ... |                           |                         |   |

**Notes:**

**1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.**

#### 21.08.100 R-8 Single-Family Urban Residential.

D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-8 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.08.100C<br>Allowed Uses and Special Regulations |                        |   |   |
|--|------------------------|---|---|
| Section  | Use                    | Parking Ratio:<br>unit of measure<br>(minimum required;<br>maximum allowed) | Special Regulations   |
| <b>Residential<sup>1</sup></b>                           |                        |   |   |
| 1  | Detached dwelling unit | Dwelling unit (2.0)   |   |
| 2  | Cottage                | Cottage (1.5, 2.0)  | Permitted use only in Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake Residential, and Willows/Rose Hill neighborhoods. |

|     |                                   |  |   |
|-----|-----------------------------------|--|---|
| 3   | Small-lot short plat              | Dwelling unit (2.0)  | Permitted use only in Bear Creek, Education Hill, Idylwood, and Overlake Residential neighborhoods. See RZC 21.08.170.E.2.a.ii for additional requirements for small lot short plats.   |
| 4   | Size-limited dwelling             |  |   |
| 5   | Accessory dwelling unit (ADU)     | ADU (1.0)  | A. See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.<br>B. ADUs are not allowed within cottage developments in the Willows/Rose Hill and Education Hill neighborhoods.   |
| 6   | Attached dwelling unit, 2-4 units | Studio dwelling unit (1.2) 1-bedroom dwelling unit (1.5) 2-bedroom dwelling unit (1.8) 3+bedroom dwelling unit (2.0) | A. Permitted use in all neighborhoods with the exception of Willows/Rose Hill.<br>B. In Willows/Rose Hill neighborhood, 2-unit attached dwelling units are permitted use; 3-unit and 4-unit attached dwelling units require a Conditional Use Permit as part of a demonstration project.<br>C. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.     |
| 7   | Manufactured home                 | Dwelling unit (2.0)  | See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.   |
| 8   | Retirement residence              | See Special Regulations  | A. Permitted if developed through the subdivision or binding site plan processes. Otherwise, a Conditional Use Permit is required. See RZC 21.08.370, Retirement Residences, for specific regulations which may apply.<br>B. Parking requirements are as follows:<br>1. With no skilled nursing facility: Unit (1.0, 1.0)<br>2. With skilled nursing facility: Worker on largest shift (1.25, 1.25)<br>C. A Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii. |
| 9   | Residential care facility         |  | A Conditional Use Permit is required.   |
| 10  | Adult family home                 | Dwelling unit (2.0)  |   |
| ... |                                   |  |   |

**Notes:**

1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.

## 21.08.110        R-12 Multifamily Urban Residential.

D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-12 zone. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.110C  
Allowed Uses and Special Regulations

| Section   | Use                               | Parking Ratio:<br>unit of measure<br>(minimum required;<br>maximum allowed) | Special Regulations  |
|---|-----------------------------------|---|--|
| <b>Residential<sup>1</sup></b>  |                                   |   |  |
| 1   | Detached dwelling unit            | Dwelling unit (2.0)   |  |
| 2   | Size-limited dwelling             |   |  |
| 3   | Accessory dwelling unit (ADU)     | ADU (1.0)   | See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.   |
| 4   | Attached dwelling unit, 2-4 units | Studio dwelling unit (1.2)<br>1-bedroom dwelling unit (1.5)                 | A. Permitted use in all neighborhoods.<br>B. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.  |
| 5   | Multifamily structures            | 2-bedroom dwelling unit (1.8)<br>3+-bedroom dwelling unit (2.0)             |  |
| 6   | Manufactured home                 | Dwelling unit (2.0)   | See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.  |
| 7   | Housing Services for the Elderly  | See Special Regulations   | A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, Retirement Residences, for specific regulations which may apply.<br>B. A Conditional Use Permit is required for Residential Care Facilities.<br>C. A Conditional Use Permit is required for Long-Term Care Facilities.<br>D. Parking requirements are as follows:<br>1. Multifamily housing for senior citizens: Unit (0.5, 2.0)<br>2. Nursing home or long-term care facility: four patient beds (1.0, 1.0)<br>3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)<br>4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)<br>E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii. |
| 8   | Adult family home                 | Dwelling unit (2.0)   |  |
| ...   |                                   |   |  |
| <b>Notes:</b>   |                                   |   |  |
| <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |                                   |   |  |

21.08.120      R-18 Multifamily Urban Residential.

D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-18 zone. To use the chart, first read down the left-hand column titled "Use." When you have

located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.120C  
Allowed Uses and Special Regulations

| Section   | Use                               | Parking Ratio:<br>unit of measure<br>(minimum required;<br>maximum allowed) | Special Regulations  |
|---|-----------------------------------|---|--|
| <b>Residential<sup>1</sup></b>  |                                   |   |  |
| 1   | Detached dwelling unit            | Dwelling unit (2.0)   |  |
| 2   | Size-limited dwelling             |   |  |
| 3   | Accessory dwelling unit (ADU)     | ADU (1.0)   | See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.   |
| 4   | Attached dwelling unit, 2-4 units | Studio dwelling unit (1.2)<br>1-bedroom dwelling unit (1.5)                 | A. Permitted use in all neighborhoods.<br>B. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.  |
| 5   | Multifamily structures            | 2-bedroom dwelling unit (1.8)<br>3+bedroom dwelling unit (2.0)              |  |
| 6   | Manufactured home                 | Dwelling unit (2.0)   | A. See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.   |
| 7   | Housing Services for the Elderly  | See Special Regulations   | A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, Retirement Residences, for specific regulations which may apply.<br>B. A Conditional Use Permit is required for Residential Care Facilities.<br>C. A Conditional Use Permit is required for Long-Term Care Facilities.<br>D. Parking requirements are as follows:<br>1. Multifamily housing for senior citizens: Unit (0.5, 2.0)<br>2. Nursing home or long-term care facility: four patient beds (1.0, 1.0)<br>3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)<br>4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)<br>E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii. |
| 8   | Adult family home                 | Dwelling unit (2.0)   |  |
| ...   |                                   |   |  |
| <b>Notes:</b>   |                                   |   |  |
| <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |                                   |   |  |

## 21.08.130 R-20 Multifamily Urban Residential.

D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-20 zone. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.08.130C<br>Allowed Uses and Special Regulations |                                   |   |  |
|--|-----------------------------------|---|--|
| Section  | Use                               | Parking Ratio:<br>unit of measure<br>(minimum required;<br>maximum allowed) | Special Regulations  |
| <b>Residential<sup>1</sup></b>                           |                                   |   |  |
| 1  | Detached dwelling unit            | Dwelling unit (2.0)   |  |
| 2  | Size-limited dwelling             |   |  |
| 3  | Accessory dwelling unit (ADU)     | ADU (1.0)   | See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.   |
| 4  | Attached dwelling unit, 2-4 units | Studio dwelling unit (1.2)<br>1-bedroom dwelling unit (1.5)                 | A. Permitted use in all neighborhoods.<br>B. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.  |
| 5  | Multifamily structures            | 2-bedroom dwelling unit (1.8)<br>3+-bedroom dwelling unit (2.0)             |  |
| 6  | Manufactured home                 | Dwelling unit (2.0)   | See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.  |
| 7  | Housing Services for the Elderly  | See Special Regulations   | A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, Retirement Residences, for specific regulations which may apply.<br>B. A Conditional Use Permit is required for Residential Care Facilities.<br>C. A Conditional Use Permit is required for Long-Term Care Facilities.<br>D. Parking requirements are as follows:<br>1. Multifamily housing for senior citizens: Unit (0.5, 2.0)<br>2. Nursing home or long-term care facility: four patient beds (1.0, 1.0)<br>3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)<br>4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)<br>E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii. |
| 8  | Adult family home                 | Dwelling unit (2.0)   |  |

|     |
|-----|
| ... |
|-----|

**Notes:**

- 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.**

## 21.08.140 R-30 Multifamily Urban Residential.

D. Allowed Uses and Special Regulations. The following table contains special zoning regulations that apply to uses in the R-30 zone. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.08.140C  
Allowed Uses and Special Regulations

| Section                        | Use                               | Parking Ratio:<br>unit of measure (min.<br>required; max.<br>allowed) | Special Regulations   |
|--------------------------------|-----------------------------------|---|---|
| <b>Residential<sup>1</sup></b> |                                   |   |   |
| 1                              | Detached dwelling unit            | Dwelling unit (2.0)   |   |
| 2                              | Size-limited dwelling             |   |   |
| 3                              | Accessory dwelling unit (ADU)     | ADU (1.0)   | See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.  |
| 4                              | Attached dwelling unit, 2-4 units | Studio dwelling unit (1.2)<br>1-bedroom dwelling unit (1.5)           | A. Permitted use in all neighborhoods.<br>B. Please see RZC 21.08.260, Attached Dwelling Units, for specific regulations related to density, design, review and decision procedures, and affordable housing exceptions.   |
| 5                              | Multifamily structures            | 2-bedroom dwelling unit (1.8)<br>3+-bedroom dwelling unit (2.0)       |   |
| 6                              | Manufactured home                 | Dwelling unit (2.0)   | See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes, and Mobile Homes, for specific regulations which may apply.   |
| 7                              | Housing Services for the Elderly  | See Special Regulations   | A. Retirement residences are permitted through a subdivision or binding site plan with a maximum of 16 retirement residence units per acre. Without a subdivision or binding site plan, a Conditional Use Permit is required. See RZC 21.08.360, Retirement Residences, for specific regulations which may apply.<br>B. A Conditional Use Permit is required for Residential Care Facilities.<br>C. A Conditional Use Permit is required for Long-Term Care Facilities.<br>D. Parking requirements are as follows:<br>1. Multifamily housing for senior citizens: Unit (0.5, 2.0) |

|  |                   |                     |   |
|--|-------------------|---------------------|---|
|  |                   |                     | 2. Nursing home or long-term care facility: four patient beds (1.0, 1.0)<br>3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)<br>4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)<br>E. For Retirement Residences, a Traffic Mitigation Plan is required. See RZC 21.08.370.C.3.b.iii. |
| 8  | Adult family home | Dwelling unit (2.0) |   |
| ...  |                   |                     |   |
| <b>Notes:</b><br><u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u> |                   |                     |   |

#### Section 4. Amendments to Redmond Zoning Code (RZC) Chapter

21.10 Downtown Regulations. The provisions of RZC Chapter 21.10,

subsections RZC 21.10.030.D, 21.10.040.D, 21.10.050.D,  
21.10.060.D, 21.10.070.D, 21.10.080.D, 21.10.090.D, and  
21.10.100.D are hereby amended to read as follows:

21.10.030 Old Town (OT) Zone.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC **21.76.020**, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.030C  
Allowed Uses and Basic Development Standards

| Section                        | Use  | Parking Ratio:<br>Unit of Measure Minimum required,<br>Maximum allowed   | Special Regulations   |
|--------------------------------|--|--|---|
| <b>Residential<sup>1</sup></b> |  |  |   |
| 1                              | Attached dwelling unit, 2-4 units            | Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking. | A. Maximum density per lot dependent upon size and width of lot, per RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart.<br>B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets, per RZC <b>21.62.020.F.5</b> , Ground Floor Residential Uses on Type II Pedestrian Streets, |
| 2                              | Multifamily Structure, Mixed-Use Residential |  |   |

|  |  |                        |   |
|--|--|------------------------|---|
|  |  |                        | but not within the shorter distance of 50 feet or a quarter-block length from a street intersection.<br>C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> , Applicability. |
| ...  |  |                        |   |
| General Sales or Service   |  |                        |   |
| ...  |  |                        |   |
| 7  | Hotels, Motels,<br>and Other<br>Accommodation<br>Services <sup>1,2</sup> | Rental room (1.0, 1.0) |   |
| ...  |  |                        |   |
| <b>Notes:</b>  |  |                        |   |
| 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC <b>21.58 Permanent Supportive Housing and Transitional Housing</b> . |  |                        |   |
| 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC <b>21.60 Emergency Shelter and Emergency Housing</b> .   |  |                        |   |

## 21.10.040 Anderson Park (AP) Zone.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC **21.76.020**, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.10.040C<br>Allowed Uses and Basic Development Standards |  |   |   |
|--|--|---|---|
| Section  | Use  | Parking Ratio:<br>Unit of Measure<br>Minimum required,<br>Maximum allowed                                   | Special Regulations   |
| Residential <sup>1</sup>   |  |   |   |
| 1  | Attached dwelling unit, 2-4 units            | Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more.          | A. Maximum density per lot dependent upon size and width of lot, per RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart.   |
| 2  | Multifamily Structure, Mixed-Use Residential | Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking. | B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <b>21.76.070.C</b> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <b>21.62.020.F.5</b> , Ground Floor Residential Uses on Type II Pedestrian Streets.<br>C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> . |

|  |   |                        |  |  |  |  |
|--|---|------------------------|--|--|--|--|
| ...  | General Sales or Service  |                        |  |  |  |  |
| ...  |   |                        |  |  |  |  |
| 7  | Hotels, Motels, and Other Accommodation Services <sup>1,2</sup> | Rental room (1.0, 1.0) |  |  |  |  |
| ...  |   |                        |  |  |  |  |
| <b>Notes:</b>  |   |                        |  |  |  |  |
| 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing. |   |                        |  |  |  |  |
| 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.   |   |                        |  |  |  |  |

## 21.10.050 Town Center (TWNC) Zone.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC **21.76.020**, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.10.050C<br>Allowed Uses and Basic Development Standards |   |   |   |
|--|---|---|---|
| Section  | Use   | Parking Ratio:<br>Unit of Measure<br>Minimum required,<br>Maximum allowed                                   | Special Regulations   |
| <b>Residential<sup>1</sup></b>                                   |   |   |   |
| 1  | Attached dwelling unit, 2-4 units                               | Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more.          | A. Maximum density per lot dependent upon size and width of lot, per RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart. |
| 2  | Multifamily Structure, Mixed-Use Residential                    | Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking. | B. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> , Applicability.             |
| ...  |   |   |   |
| General Sales or Service   |   |   |   |
| ...  |   |   |   |
| 7  | Hotels, Motels, and Other Accommodation Services <sup>1,2</sup> | Rental room (1.0, 1.0)<br>Conference center space: adequate to accommodate peak use                         |   |

|   |
|---|
| ...   |
| <b>Notes:</b>   |
| <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |
| <b>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</b>   |

21.10.060      Bear Creek (BC), Valley View (VV), and Trestle (TR) Zones.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC **21.76.020**, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.10.060C<br>Allowed Uses and Basic Development Standards  |   |   |  |
|---|---|---|--|
| Section   | Use   | Parking Ratio:<br>Unit of Measure<br>Minimum required,<br>Maximum allowed                                   | Special Regulations  |
| <b>Residential<sup>1</sup></b>  |   |   |  |
| 1   | Attached dwelling unit, 2-4 units                               | Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more.          | A. Maximum density per lot dependent upon size and width of lot, per RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <b>21.76.070.C</b> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <b>21.62.020.F.5</b> , Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection.<br>B. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> , Applicability. |
| 2   | Multifamily Structure, Mixed-Use Residential                    | Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking. |  |
| <b>...</b>  |   |   |  |
| <b>General Sales or Service</b>   |   |   |  |
| <b>...</b>  |   |   |  |
| 7   | Hotels, Motels, and Other Accommodation Services <sup>1,2</sup> | Rental room (1.0, 1.0)  |  |
| <b>...</b>  |   |   |  |
| <b>Notes:</b>   |   |   |  |
| <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |   |   |  |

**2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.**

21.10.070 Sammamish Trail (SMT) Zone.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC **21.76.020**, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.10.070C<br>Allowed Uses and Basic Development Standards  |   |   |  |
|---|---|---|--|
| Section   | Use   | Parking Ratio:<br>Unit of Measure<br>Minimum required,<br>Maximum allowed                                   | Special Regulations  |
| <b>Residential<sup>1</sup></b>  |   |   |  |
| 1   | Attached dwelling unit, 2-4 units                               | Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more.          | A. Maximum density per lot dependent upon size and width of lot, per RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart.<br>B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <b>21.76.070.C</b> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <b>21.62.020.F.5</b> , Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection.<br>C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> , Applicability. |
| 2   | Multifamily Structure, Mixed-Use Residential                    | Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking. |  |
| ...   |   |   |  |
| General Sales or Service  |   |   |  |
| ...   |   |   |  |
| 7   | Hotels, Motels, and Other Accommodation Services <sup>1,2</sup> | Rental room (1.0, 1.0)  |  |
| ...   |   |   |  |
| <b>Notes:</b>   |   |   |  |
| <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |   |   |  |
| <b>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</b>   |   |   |  |

## 21.10.080 Town Square (TSQ) Zone.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC **21.76.020**, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.10.080C<br>Allowed Uses and Basic Development Standards   |   |   |   |
|--|---|---|---|
| Section  | Use   | Parking Ratio:<br>Unit of Measure<br>Minimum required,<br>Maximum allowed                                   | Special Regulations   |
| <b>Residential<sup>1</sup></b>   |   |   |   |
| 1  | Attached dwelling unit, 2-4 units                               | Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more.          | A. Maximum density per lot dependent upon size and width of lot, per RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart.   |
| 2  | Multifamily Structure, Mixed-Use Residential                    | Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking. | B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <b>21.76.070.C</b> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <b>21.62.020.F.5</b> , Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection.<br>C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> , Applicability. |
| ...  |   |   |   |
| General Sales and Services   |   |   |   |
| ...  |   |   |   |
| 7  | Hotels, Motels, and Other Accommodation Services <sup>1,2</sup> | Rental room (1.0, 1.0)  |   |
| ...  |   |   |   |
| <b>Notes:</b>  |   |   |   |
| 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC <b>21.58 Permanent Supportive Housing and Transitional Housing</b> . |   |   |   |
| 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC <b>21.60 Emergency Shelter and Emergency Housing</b> .   |   |   |   |

## 21.10.090 River Bend (RVBD) Zone.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC **21.76.020**, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.10.090C<br>Allowed Uses and Basic Development Standards   |   |   |   |
|--|---|---|---|
| Section  | Use   | Parking Ratio:<br>Unit of Measure<br>Minimum required,<br>Maximum allowed                                   | Special Regulations   |
| <b>Residential<sup>1</sup></b>   |   |   |   |
| 1  | Attached dwelling unit, 2-4 units                               | Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more.          | A. Maximum density per lot dependent upon size and width of lot, per RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart.   |
| 2  | Multifamily Structure, Mixed-Use Residential                    | Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking. | B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System Map, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except by establishment of an Administrative Design Flexibility per RZC <b>21.76.070.C</b> .<br>C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> . |
| ...  |   |   |   |
| General Sales or Service   |   |   |   |
| ...  |   |   |   |
| 7  | Hotels, Motels, and Other Accommodation Services <sup>1,2</sup> | Rental room (1.0, 1.0)  |   |
| ...  |   |   |   |
| <b>Notes:</b>  |   |   |   |
| 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC <b>21.58 Permanent Supportive Housing and Transitional Housing</b> . |   |   |   |
| 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC <b>21.60 Emergency Shelter and Emergency Housing</b> .   |   |   |   |

#### 21.10.100 River Trail (RVT), Carter (CTR), and East Hill (EH) Zones.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC **21.76.020**, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.10.100C<br>Allowed Uses and Basic Development Standards  |  |  |  |
|---|--|--|--|
| Section   | Use  | Parking Ratio:<br>Unit of Measure Minimum required,<br>Maximum allowed   | Special Regulations  |
| <b>Residential<sup>1</sup></b>  |  |  |  |
| 1   | Attached dwelling unit, 2-4 units            | Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking. | A. Maximum density per lot dependent upon size and width of lot, RZC <b>21.10.130.B</b> , Downtown Residential Densities Chart.<br>B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC <b>21.76.070.C</b> . Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC <b>21.62.020.F.5</b> .<br>C. Affordable Housing requirements apply to developments of 10 units or more. See RZC <b>21.20.020</b> , Applicability. |
| 2   | Multifamily Structure, Mixed-Use Residential |  |  |
| ...   |  |  |  |
| <b>Notes:</b>   |  |  |  |
| <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |  |  |  |

## Section 5. Amendments to Redmond Zoning Code (RZC) Chapter

21.12 Overlake Regulations. The provisions of RZC Chapter 21.12, subsections RZC 21.12.040.C, 21.12.050.C, 21.12.060.C, 21.12.070.C, 21.12.080.C, and 21.12.210.A are hereby amended to read as follows:

21.12.040 OV Zone 1.

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 1. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = Land use

3. Max. FAR = Maximum floor area ratio
  - a. Base = Maximum FAR without any incentives applied
  - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
  - c. w/50% Res. = With 50 percent residential
  - d. w/IP = With incentive program
4. Min. Res. Floor Area = Minimum Residential Floor Area
5. Max. Height = Maximum Height
  - a. Base = Maximum height without any incentives applied
  - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
  - c. w/IP = With incentive program
6. Max. ISR / Min. LSR = Maximum impervious surface / minimum landscaped area
7. Parking Ratio = Parking ratio for the use
8. Special Regulations = Special regulations that apply to the use

Table 21.12.040B

## Allowed Uses and Basic Development Standards

| §   | Use  | Max.                         | Min. | Max.          | Max.         | Parking Ratio:  | Special Regulations   |
|---|--|------------------------------|------|---------------|--------------|---|---|
|   |  | FAR                          | Res. | Height        | ISR /        | Unit of Measure (Min. required, Max. allowed)                                   |   |
| <b>Residential<sup>1</sup></b>  |  |                              |      |               |              |   |   |
| 1   | Multifamily Structure  | 2.5;<br>2.5;                 | 50%  | 5;<br>6;      | 85% /<br>15% | Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more | Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. |
| 2   | Mixed-Use Residential  | 2.5;<br>4                    |      |               |              |   |   |
| ...   |  |                              |      |               |              |   |   |
| General sales or services   |  |                              |      |               |              |   |   |
| ...   |  |                              |      |               |              |   |   |
| 7   | Hotels, Motels and Other Accommodation Services <sup>1,2</sup> | 1.2;<br>1.2;<br>1.2;<br>1.35 | 50%  | 4;<br>5;<br>8 | 85% /<br>15% | Rental room (1.0, 1.0)  | Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. |
| ...   |  |                              |      |               |              |   |   |
| <b>Notes:</b>   |  |                              |      |               |              |   |   |
| <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |  |                              |      |               |              |   |   |
| <b>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</b>   |  |                              |      |               |              |   |   |

## 21.12.050 OV Zone 2.

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 2. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.12.050B<br>Allowed Uses and Basic Development Standards  |  |   |                      |  |                     |  |   |
|---|--|---|----------------------|--|---------------------|--|---|
| §   | Use  | Max. FAR<br>Base; w / TDRs or GBP; w / 50% Res.; w / IP | Min. Res. Floor Area | Max. Height<br>Base; w / TDRs or GBP; w / IP | Max. ISR / Min. LSR | Parking Ratio: Unit of Measure (Min. required, Max. allowed)                       | Special Regulations   |
| <b>Residential<sup>1</sup></b>  |  |   |                      |  |                     |  |   |
| 1   | Multifamily Structure  | 2.5;<br>2.5;  | 25%                  | 5;<br>6;                                     | 85%;<br>15%         | Unit (1.0,<br>2.25) plus 1 guest space per 4 units for projects of 6 units or more | Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. |
| 2   | Mixed-Use Residential  | 2.5;<br>4.0   |                      | 8  |                     |  |   |
| ...   |  |   |                      |  |                     |  |   |
| General sales or services   |  |   |                      |  |                     |  |   |
| ...   |  |   |                      |  |                     |  |   |
| 7   | Hotels, Motels and Other Accommodation Services <sup>1,2</sup> | 1.2;<br>1.2;<br>1.2;<br>1.                              | 25%                  | 4;<br>5;<br>8                                | 85%;<br>15%         | Rental room (1.0, 1.0)   | Maximum building height of nine stories may be achieved through RZC 21.12.170, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive. |
| ...   |  |   |                      |  |                     |  |   |
| <b>Notes:</b>   |  |   |                      |  |                     |  |   |
| <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |  |   |                      |  |                     |  |   |
| <b>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</b>   |  |   |                      |  |                     |  |   |

## 21.12.060 OV Zone 3.

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 3. To use the chart, first read down the left-hand column titled "Use." When you

have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.12.060B<br>Allowed Uses and Basic Development Standards   |   |  |               |  |                                 |  |                     |  |
|--|---|--|---------------|--|---------------------------------|--|---------------------|--|
| §  | Use   | Max.<br>FAR  | Min.<br>Res.  | Max.<br>Height                               | Max.<br>ISR<br>/<br>Min.<br>LSR | Parking Ratio:<br>Unit of Measure<br>(Min. required,<br>Max. allowed)                          | Special Regulations |  |
|  |   | Base;<br>w /<br>TDRs<br>or<br>GBP;<br>w /<br>50%<br>Res.;<br>w /<br>IP | Floor<br>Area | Base;<br>w /<br>TDRs<br>or<br>GBP;<br>w / IP |                                 |  |                     |  |
| <b>Residential<sup>1</sup></b>   |   |  |               |  |                                 |  |                     |  |
| 1  | Multifamily<br>Structure  | 2.5;<br>2.5;   | 25%           | 5;<br>6;<br>9                                | 85%;<br>15%                     | Unit (1.0, 2.25)<br>plus 1 guest<br>space per 4<br>units for<br>projects of 6<br>units or more |                     |  |
| 2  | Mixed-Use<br>Residential  | 2.5;<br>4.0  |               |  |                                 |  |                     |  |
| ...  |   |  |               |  |                                 |  |                     |  |
| <b>General sales or services</b>   |   |  |               |  |                                 |  |                     |  |
| ...  |   |  |               |  |                                 |  |                     |  |
| 7  | Hotels, Motels<br>and Other<br>Accommodation<br>Services <sup>1,2</sup> | 1.2;<br>1.2;<br>1.2;<br>1.35   | 25%           | 4;<br>5;<br>9                                | 85%;<br>15%                     | Rental room<br>(1.0, 1.0)  |                     |  |
| ...  |   |  |               |  |                                 |  |                     |  |
| <b>Notes:</b>  |   |  |               |  |                                 |  |                     |  |
| 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing. |   |  |               |  |                                 |  |                     |  |
| 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.   |   |  |               |  |                                 |  |                     |  |

## 21.12.070 OV Zone 4.

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 4. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.12.070B<br>Allowed Uses and Basic Development Standards   |  |                    |      |                |             |  |   |  |  |  |
|--|--|--------------------|------|----------------|-------------|--|---|--|--|--|
| §  | Use  | Max.               | Min. | Max.           | Max.        | Parking Ratio:   | Special Regulations   |  |  |  |
|  |  | FAR                | Res. | Height         | ISR /       | Unit of Measure (Min. required, Max. allowed)  |   |  |  |  |
| <b>Residential<sup>1</sup></b>   |  |                    |      |                |             |  |   |  |  |  |
| 1  | Multifamily Structure  | 2.5;<br>2.5;       | 50%  | 5;<br>6;       | 85%;<br>20% | Unit (1.0,<br>2.25) plus 1<br>guest space<br>per 4 units for<br>projects of 6<br>units or more | A. An applicant may use an alternate method to calculate the 50 percent minimum residential floor area requirement for a proposed Master Plan. If used, the alternative method shall be described in a Development Agreement for the proposed Master Plan, and shall meet the intent of the 50 percent residential floor area requirement, which is described above in RZC 21.12.070.A, Purpose.<br>B. 2. Height not to exceed 125 feet through Overlake Village Incentive Program. |  |  |  |
| 2  | Mixed-Use Residential  | 4.0                |      | 12             |             |  |   |  |  |  |
| ...  | ...  |                    |      |                |             |  |   |  |  |  |
| General sales or services  |  |                    |      |                |             |  |   |  |  |  |
| ...  | ...  |                    |      |                |             |  |   |  |  |  |
| 7  | Hotels, Motels and Other Accommodation Services <sup>1,2</sup> | .4;<br>.47;<br>1.2 | 50%  | 4;<br>5;<br>12 | 85%;<br>20% | Rental room (1.0, 1.0)   | Height not to exceed 135 feet through Overlake Village Incentive Program.   |  |  |  |
| ...  | ...  |                    |      |                |             |  |   |  |  |  |
| <b>Notes:</b>  |  |                    |      |                |             |  |   |  |  |  |
| 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing. |  |                    |      |                |             |  |   |  |  |  |
| 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.   |  |                    |      |                |             |  |   |  |  |  |

## 21.12.080 OV Zone 5.

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 5. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.12.080B<br>Allowed Uses and Basic Development Standards |     |      |      |        |       |                       |                     |  |
|--|-----|------|------|--------|-------|-----------------------|---------------------|--|
| §  | Use | Max. | Min. | Max.   | Max.  | Parking Ratio:        | Special Regulations |  |
|  |     | FAR  | Res. | Height | ISR / | Unit of Measure (Min. |                     |  |
| <b>...</b>   |     |      |      |        |       |                       |                     |  |
|  |     |      |      |        |       |                       |                     |  |

|  |  | TDRs or GBP; w / IP  |    | TDRs or GBP; w / IP | Min. LSR    | required, Max. allowed)  |  |
|--|--|----------------------|----|---------------------|-------------|--|--|
| <b>Residential<sup>1</sup></b>   |  |                      |    |                     |             |  |  |
| 1  | Multifamily Structure  | 2.5;<br>2.5;         | 0% | 5;<br>5;            | 85%;<br>15% | Unit (1.0,<br>2.25) plus 1<br>guest space<br>per 4 units for<br>projects of 6<br>units or more |  |
| 2  | Mixed-Use Residential  | 4.0                  |    | 5                   |             |  |  |
| ...  |  |                      |    |                     |             |  |  |
| General sales or services  |  |                      |    |                     |             |  |  |
| ...  |  |                      |    |                     |             |  |  |
| 7  | Hotels, Motels and Other Accommodation Services <sup>1,2</sup> | 1.2;<br>1.2;<br>1.35 | 0% | 4;<br>5;<br>5       | 85%;<br>15% | Rental room<br>(1.0, 1.0)  |  |
| ...  |  |                      |    |                     |             |  |  |
| <b>Notes:</b>  |  |                      |    |                     |             |  |  |
| 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing. |  |                      |    |                     |             |  |  |
| 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.   |  |                      |    |                     |             |  |  |

#### 21.12.210 OBAT Allowed Uses and Basic Development Standards.

A. Allowed Uses and Basic Development Standards. The following table (see below) contains the basic zoning regulations that apply to uses in the Overlake Business and Advanced Technology (OBAT) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.12.210A<br>OBAT Allowed Uses and Basic Development Standards |                        |             |             |   |                     |  |
|---|------------------------|-------------|-------------|---|---------------------|--|
| §   | Use                    | Max. FAR    | Max. Height | Parking Ratio:<br>Unit of Measure<br>(Min. required,<br>Max. allowed) | Special Regulations |  |
| <b>Residential<sup>1</sup></b>  |                        |             |             |   |                     |  |
| 1   | Multifamily Structures | 1.0;<br>1.0 | 5;<br>6     | Unit (1.0, 2.25)<br>plus 1 guest<br>space per 4<br>units for          |                     |  |
| 2   | Mixed-Use Residential  |             |             |   |                     |  |

|  |  |  |  |                             |  |
|--|--|--|--|-----------------------------|--|
|  |  |  |  | projects of 6 units or more |  |
|--|--|--|--|-----------------------------|--|

...

**Notes:**

**1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.**

## Section 6. Amendments to Redmond Zoning Code (RZC) Chapter

21.13 Southeast Redmond Regulations. The provisions of RZC Chapter 21.13, subsections RZC 21.13.020.C, 21.13.030.D, 21.13.070.C, 21.13.080.C, 21.13.090.C, and 21.13.110.C are hereby amended to read as follows:

### 21.13.020 Northeast Design District.

#### C. Allowed Uses and Basic Development Standards: NDD1.

| Table 21.13.020B<br>Allowed Uses and Basic Development Standards: NDD1 |                        |  |  |
|--|------------------------|--|--|
| Section  | Use                    | Parking ratio: Unit of Measure (Min. required, Max. allowed) | Regulations  |
| <b>Residential<sup>1</sup></b>   |                        |  |  |
| 1  | Detached dwelling unit | Dwelling unit (2.0)  |  |
| 2  | Size-limited dwelling  |  |  |
| 3  | Cottage                | Dwelling unit (1.5, 2.0)                                     | See RZC 21.08.290, Cottage Housing Developments, for specific site development requirements and supplemental neighborhood regulations that may apply. No density bonus applies because total development is governed by FAR. |

...

**Notes:**

**1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.**

### 21.13.030 Regional Retail Design District.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Regional Retail Design District (RR) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find

regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.13.030C<br>Allowed Uses and Basic Development Standards   |                               |   |  |                     |
|--|-------------------------------|---|--|---------------------|
| §  | Use                           | Maximum FAR<br>w/o TDRs or<br>GBP; w/TDRs or<br>GBP | Parking ratio:<br>unit of<br>measure<br>(min.<br>required,<br>max. allowed)  | Special Regulations |
| <b>General Sales or Services</b>   |                               |   |  |                     |
| ...  |                               |   |  |                     |
| 16   | Hotel or motel <sup>1,2</sup> | 0.50;<br>0.60                                       | Assembly<br>uses: 1,000 sq<br>ft gfa (10.0,<br>10.0), or<br>number of<br>fixed seats<br>(0.2, 0.2)<br>Other uses:<br>Rental room<br>(1.0, 1.0) |                     |
| ...  |                               |   |  |                     |
| <b>Notes:</b>  |                               |   |  |                     |
| 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing. |                               |   |  |                     |
| 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.   |                               |   |  |                     |

#### 21.13.070 MDD1.

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in MDD1. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

| Table 21.13.070B<br>Allowed Uses and Basic Development Standards |
|--|
|--|

| §   | Use   | Parking Ratio: Unit of Measure (Min. required, Max. allowed)                | Special regulations |
|---|---|---|---------------------|
| <b>Residential<sup>1</sup></b>  |   |   |                     |
| 1   | Multifamily structure                                       | Unit (1,1.5) plus 1 guest space per 4 units for projects of 6 units or more |                     |
| 2   | Dormitory   | Bed (0.5, 0.1)  |                     |
| ...   |   |   |                     |
| General Sales or Service  |   |   |                     |
| ...   |   |   |                     |
| 7   | Hotel, motel or other accommodation services <sup>1,2</sup> | Rental room (1,1)   |                     |
| ...   |   |   |                     |
| <b>Notes:</b>   |   |   |                     |
| <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |   |   |                     |
| <b>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</b>   |   |   |                     |

21.13.080 MDD2.

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in MDD2. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

| Table 21.13.080B<br>Allowed Uses and Basic Development Standards |     |  |                     |
|--|-----|--|---------------------|
| §  | Use | Parking Ratio: Unit of Measure (Min. required, Max. allowed) | Special regulations |
| <b>Residential<sup>1</sup></b>                                   |     |  |                     |

|  |  |   |  |
|--|--|---|--|
| 1  | Multifamily structure                                      | Unit (1,1.5) plus 1 guest space per 4 units for projects of 6 units or more |  |
| 2  | Dormitory  | Bed (0.5, 0.1)  |  |
| ...  |  |   |  |
| General Sales or Service   |  |   |  |
| ...  |  |   |  |
| 7  | Hotel, motel or other accommodation services <sup>12</sup> | Rental room (1,1)   |  |
| ...  |  |   |  |
| <b>Notes:</b>  |  |   |  |
| 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing. |  |   |  |
| 2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.   |  |   |  |

21.13.090 MDD3.

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in MDD3. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

Table 21.13.090B  
Allowed Uses and Basic Development Standards: MDD3

| §                        | Use                    | Parking Ratio: Unit of Measure (Min. required, Max. allowed) | Special regulations |
|--------------------------|------------------------|--|---------------------|
| Residential <sup>1</sup> |                        |  |                     |
| 1                        | Detached Dwelling Unit | Dwelling unit (2.0)  |                     |
| 2                        | Size-limited dwelling  |  |                     |
| ...                      |                        |  |                     |
| <b>Notes:</b>            |                        |  |                     |

**1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.**

21.13.110 MDD5.

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in MDD5. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = land use
3. Parking Ratio = Parking ratio for the use
4. Special Regulations: Special regulations that apply to the use

Table 21.13.110B  
Allowed Uses and Basic Development Standards

| §  | Use                    | Parking Ratio: Unit of Measure (Min. required, Max. allowed)  | Special regulations  |
|--|------------------------|---|--|
| <b>Residential<sup>1</sup></b>   |                        |   |  |
| 1  | Attached dwelling unit | Unit (2, 2)   | A. Ground-oriented units only. Permitted only in Ground-Oriented Unit Overlay Area. See Map 13.2, Ground-Oriented Unit Overlay.<br>B. Minimum density: 12 dwelling units per gross acre. |
| 2  | Multifamily structure  | Ground-oriented units: unit (2, 2)<br>All other structure types: unit (1, 1.5) plus 1 guest space per 4 units for projects of 6 units or more | Ground floor: only ground-oriented units allowed in Ground-Oriented Unit Overlay Area.   |
| ...  |                        |   |  |
| <b>Notes:</b>  |                        |   |  |
| <b><u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u></b> |                        |   |  |

Section 7. Amendments to Redmond Zoning Code (RZC) Chapter

21.14 Commercial Regulations. The provisions of RZC Chapter 21.13,

subsections RZC 21.14.010.E, 21.14.015.E, 21.14.020.D, 21.14.030.D, 21.14.070.D, and 21.14.080.C are hereby amended to read as follows:

**21.14.010 Neighborhood Commercial 1 (NC-1).**

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-1) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| <b>Table 21.14.010C<br/>Allowed Uses and Basic Development Standards</b>   |                       |   |   |
|--|-----------------------|---|---|
| Section  | Use                   | Parking ratio:<br>unit of measure<br>(required, allowed)                        | Special Regulations   |
| <b>Residential<sup>1</sup></b>   |                       |   |   |
| 1  | Residential           | Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more | Nonresidential uses shall abut 188th Avenue NE in Southeast Redmond to provide a physical buffer between residential uses and manufacturing uses and their typical operations. Residential uses, when provided, shall be located to the rear or east of the nonresidential uses that are co-located within the development. |
| 2  | Mixed-use residential |   |   |
| ...  |                       |   |   |
| <b>Notes:</b>  |                       |   |   |
| <b><u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u></b> |                       |   |   |

**21.14.015 Neighborhood Commercial 2 (NC-2).**

E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Neighborhood Commercial (NC-2) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| <b>Table 21.14.015C<br/>Allowed Uses and Basic Development Standards</b> |     |  |                     |
|--|-----|--|---------------------|
| Section  | Use | Parking ratio:<br>unit of measure<br>(required, allowed) | Special Regulations |

| Residential <sup>1</sup>  |  |   |     |
|---|--|---|-----|
| 1   | Residential structure<br>Mixed-use residential structure | Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more | ... |
| <b>Notes:</b>   |  |   |     |
| <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |  |   |     |

## 21.14.020 General Commercial.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the General Commercial (GC) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.14.020C<br>Allowed Uses and Basic Development Standards  |                                 |   |  |   |                     |  |
|---|---------------------------------|---|--|---|---------------------|--|
| Section   | Use                             | Maximums  |  | Parking ratio:<br>unit of measure (min.<br>required, max.<br>allowed)                           | Special Regulations |  |
|   |                                 | Height<br>(stories)<br>w/o<br>TDR or<br>GBP;<br>w/TDR<br>or GBP | FAR<br>w/o<br>TDR or<br>GBP;<br>w/TDR<br>or<br>GBP |   |                     |  |
| <b>Residential<sup>1</sup></b>  |                                 |   |  |   |                     |  |
| 1   | Multifamily structure           | 3;<br>4   | 0.80;<br>0.90                                      | Studio (1.2, 1.2)<br>1 bedroom (1.5, 1.5)<br>2 bedrooms (1.8, 1.8)<br>3+ bedrooms (2.0,<br>2.0) |                     |  |
| 2   | Mixed-use residential structure |   |  |   |                     |  |
| ...   |                                 |   |  |   |                     |  |
| General sales or services   |                                 |   |  |   |                     |  |
| ...   |                                 |   |  |   |                     |  |
| 21  | Hotel or motel <sup>1,2</sup>   |   |  | Rental room (1.0, 1.0)  |                     |  |
| ...   |                                 |   |  |   |                     |  |
| <b>Notes:</b>   |                                 |   |  |   |                     |  |
| <b>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</b> |                                 |   |  |   |                     |  |
| <b>2. Emergency Housing, as defined under RCW 36.70A.030, and Emergency Shelter, as defined under RCW 36.70A.030, are allowed in all Land Use Districts where hotel uses are allowed, subject to section RZC 21.60 Emergency Shelter and Emergency Housing.</b>   |                                 |   |  |   |                     |  |

## 21.14.030 Business Park.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Business Park (BP) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

| Table 21.14.030C<br>Allowed Uses and Basic Development Standards   |                                 |                     |              |  |                     |
|--|---------------------------------|---------------------|--------------|--|---------------------|
| Section  | Use                             | Maximums            |              | Parking ratio:<br>unit of measure<br>(min. required,<br>max. allowed)                      | Special Regulations |
|  |                                 | Height<br>(stories) | FAR          |  |                     |
| <b>Residential<sup>1</sup></b>   |                                 |                     |              |  |                     |
| 1  | Mixed-use residential structure | 5;<br>6             | 0.68;<br>1.0 | Studio (1.2, 1.2)<br>1 bedroom (1.5, 1.5)<br>2 bedroom (1.8, 1.8)<br>3+ bedroom (2.0, 2.0) |                     |
| ...  |                                 |                     |              |  |                     |
| <b>Notes:</b>  |                                 |                     |              |  |                     |
| 1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing. |                                 |                     |              |  |                     |

## 21.14.070 Bear Creek Design District.

D. Allowed Uses and Basic Development Standards. The following tables contain the basic zoning regulations that apply to uses in the Bear Creek Design District (BCDD) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information for more information. Uses not listed are not permitted.

| Table 21.14.070B<br>Allowed Uses and Basic Development Standards: Performance Area 1 |     |         |          |  |                     |
|--|-----|---------|----------|--|---------------------|
| §  | Use | Minimum | Maximums |  | Special Regulations |
|  |     |         |          |  |                     |

|  |                                  | Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively | Lot coverage; Impervious surface area | Height (stories) | FAR  | Parking ratio: unit of measure (min. required, max. allowed)                                 |   |
|--|----------------------------------|---|---------------------------------------|------------------|------|--|---|
| <b>Residential<sup>1</sup></b>   |                                  |   |                                       |                  |      |  |   |
| 1  | Housing services for the elderly | Avondale: 15, 75, 150<br>Other property lines: 10, 75, 100                      | 30%; 65%                              | 4                | 0.80 | Dwelling unit (1.0, 1.0)   | A. Ten percent of the total number of dwelling units (including those built for employees) shall be affordable to individuals or families earning up to 80 percent of area median income. Applicant is allowed to apportion affordable units to buildings as applicant sees fit.<br>B. Applicant is entitled to number of TDRs equal to number of affordable units provided.<br>C. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. |
| 2  | Detached dwelling unit           |   |                                       |                  |      | Studio (1.2, 1.2)<br>1 bedroom (1.5, 1.5)<br>2 bedrooms (1.8, 1.8)<br>3+ bedrooms (2.0, 2.0) | A. Permitted only to house employees and the families of housing services for the elderly.<br>B. Ten percent of the total number of dwelling units (including those built as housing services for the elderly) shall be affordable to individuals or families earning up to 80 percent of area median income. Applicant is allowed to apportion affordable units to buildings as applicant sees fit.<br>C. Applicant is entitled to number of TDRs equal to number of affordable units provided.<br>D. See RZC 21.20, Affordable Housing, for additional guidance.  |
| 3  | Multifamily structure            |   |                                       |                  |      |  |   |
| ...  |                                  |   |                                       |                  |      |  |   |
| <b>Notes:</b><br><u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u> |                                  |   |                                       |                  |      |  |   |

21.14.080 Northwest Design District.

## C. Allowed Uses and Basic Development Standards.

Table 21.14.080B  
Allowed Uses and Basic Development Standards

| Section                        | Use                               | Maximums   |  | Parking ratio:<br>unit of measure<br>(min. required,<br>max. allowed)   | Special Regulations   |
|--------------------------------|-----------------------------------|--|--|---|---|
|                                |                                   | Height<br>(stories)<br>w/o TDR or<br>NWDD<br>Green<br>Incentives;<br>w/TDR or<br>NWDD<br>Green<br>Incentives | FAR<br>w/o TDR or<br>NWDD<br>Green<br>Incentives;<br>w/TDR or<br>NWDD<br>Green<br>Incentives |   |   |
| <b>Residential<sup>1</sup></b> |                                   |  |  |   |   |
| 1                              | Attached dwelling unit, 2-4 units | 4  | 0.68;<br>1.0   | Studio (1.2, 1.2)<br><br>1 bedroom (1.5,<br>1.5)<br><br>2 bedrooms (1.8,<br>1.8)<br><br>3+ bedrooms (2.0,<br>2.0)<br><br>Guest (1 per 4<br>units) | A. See RZC 21.08.260, Attached Dwelling Units, for specific regulations related to design, review and decision procedures.<br><br>B. See RZC 21.20, Affordable Housing. |
| 2                              | Multifamily structure             |  |  |   | See RZC 21.20, Affordable Housing.  |
| 3                              | Mixed-use residential structure   | 5;<br>6  | 0.68;<br>1.0   | A. Non-residential uses shall be included, but not limited to, the ground floor street level.<br><br>B. See RZC 21.20, Affordable Housing.        |   |
| ...                            |                                   |  |  |   |   |
| <b>Notes:</b>                  |                                   |  |  |   |   |

Table 21.14.080B

Allowed Uses and Basic Development Standards

| Section  | Use | Maximums   |  | Parking ratio:<br>unit of measure<br>(min. required,<br>max. allowed) | Special Regulations |
|--|-----|--|--|---|---------------------|
|  |     | Height<br>(stories)<br>w/o TDR or<br>NWDD<br>Green<br>Incentives;<br>w/TDR or<br>NWDD<br>Green<br>Incentives | FAR<br>w/o TDR or<br>NWDD<br>Green<br>Incentives;<br>w/TDR or<br>NWDD<br>Green<br>Incentives |   |                     |
| <b><u>1. Permanent Supportive Housing, as defined under RCW 36.70A, and Transitional Housing, as defined under RCW 84.36, are allowed in all Land Use Districts where residential dwellings and/or hotel uses are allowed, subject to section RZC 21.58 Permanent Supportive Housing and Transitional Housing.</u></b> |     |  |  |   |                     |

## Section 8. Amendments to Redmond Zoning Code (RZC)

Article II Citywide Regulations. The provisions of RZC Article II are hereby amended to include the new provisions of chapter RZC 21.58 Permanent Supportive Housing and Transitional Housing as follows:

### **NEW CHAPTER. RZC 21.58 Permanent Supportive Housing and Transitional Housing.**

#### **A. Purpose.**

**The purpose of the permanent supportive housing and transitional housing provisions is to:**

- 1. Support housing stability and individual safety to those experiencing homelessness.**
- 2. Ensure that housing is accessible to all economic segments of the population**

#### **B. Applicability.**

**The provisions of this section apply to all permanent supportive housing and transitional housing developments in the City.**

**C. Requirements.**

**1. Siting and Spacing of Permanent Supportive Housing and Transitional Housing.**

**The siting and spacing of permanent supportive housing and transitional housing shall be limited to no less than one half mile from all established Permanent Supportive Housing and Transitional Housing.**

**2. Density.**

**The density or maximum number of residents for permanent supportive housing and transitional housing shall be limited as follows:**

**a. Permanent supportive housing and transitional housing located in mixed-use zoning districts in accordance with section 21.04.030 Comprehensive Allowed Uses Chart shall be limited to 100 residents unless agreed upon with additional mitigation measures as part of an Occupancy Agreement.**

**b. Permanent supportive housing and transitional housing located in residential and nonresidential zoning districts in accordance with section 21.04.030 Comprehensive Allowed Uses Chart shall be limited in density and occupancy based on the underlying zoning district in which the use is proposed.**

**3. Occupancy Agreement.**

**a. An occupancy agreement shall be established with the City prior to occupancy of a permanent supportive housing or transitional housing use:**

**i. Property owners and/or operators shall enter into an agreement with the City in a form that is acceptable to the City.**

**b. The occupancy agreement shall include but not be limited to the following:**

**i. Names and contact information for onsite staff.**

**ii. Description of the services to be provided onsite.**

**iii. Description of the staffing plan including the following:**

**A. Number of staff supporting residents and operations;**

**B. Certification requirements;**

**C. Staff training programs;**

**D. Staff to client ratios; and**

**E. Roles and responsibilities of all staff.**

**iv. Program rules and/or code of conduct describing occupant expectation and consequences for failing to comply. The code of conduct shall at a minimum address the following topics:**

**A. The use or sale of alcohol and illegal drugs;**

**B. Threatening or unsafe behavior; and**

**C. Weapon possession.**

**v. Safety and security plan reviewed and approved by the Redmond Police Department.**

**vi. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach (for example, a "Good Neighbor Agreement Plan")**

**vii. Description of eligibility for residency and a referral process.**

**viii. Parking management plan that includes a prohibition of car camping onsite and in designated on-street parking.**

Section 9. Amendments to Redmond Zoning Code (RZC)

Article II Citywide Regulations. The provisions of RZC Article II are hereby amended to include the new provisions of chapter RZC 21.60 Emergency Shelter and Emergency Housing as follows:

**NEW CHAPTER. 21.60 Emergency Shelter and Emergency Housing.**

**A. A short or long-term temporary use permit for emergency shelter or emergency housing shall be valid for the duration of a State of Emergency, per RCW 43.06.200, or as authorized by the Code Administrator based on the following criteria:**

**1. Siting and Spacing of Emergency Shelters and Emergency Housing.**

**Emergency shelters and emergency housing shall be located no less than 1,000 feet from all established emergency shelters or emergency housing.**

**2. Density.**

**Individual emergency shelters and emergency housing shall be limited to a maximum number of occupants based on the site or structure capacity to maintain health, safety, and welfare of the total of permanent residents, temporary residents, and operational staff.**

**3. Occupancy Agreement.**

**a. An occupancy agreement shall be established with the City prior to occupancy of an emergency shelters or emergency housing use:**

**i. Property owners and/or operators shall enter into an agreement with the City in a form that is acceptable to the City.**

**b. The occupancy agreement shall include but not be limited to the following:**

**i. Name and contact information for onsite staff.**

**ii. Description of the services to be provided onsite.**

**iii. Description of the staffing including the following:**

**A. Number of staff supporting residents and operations;**

**B. Certification requirements;**

**C. Staff training programs;**

**D. Staff to client ratios; and**

**E. Roles and responsibilities of all staff.**

**iv. Operational rules and/or code of conduct describing occupant expectations and consequences for failing to comply. The code of conduct shall at a minimum address the following topics:**

**A. The use or sale of alcohol and illegal drugs;**

**B. Threatening or unsafe behavior; and**

**C. Weapon possession.**

**v. Safety and security plan reviewed and approved by the Redmond Police Department.**

**4. Notice of Application, Land Use Action Sign, Neighborhood Meeting, and Notification.**

**The Notice of Application, Land Use Action Sign, neighborhood meeting,**

**and mailed notice shall be waived for emergency shelters and emergency housing established in response to a State of Emergency, per RCW 43.06.200, or as authorized by the Code Administrator.**

Section 10. Amendments to Redmond Zoning Code (RZC) 21.08

Residential Regulations. The provisions of RZC Chapter 21.08 are hereby amended to include the new provisions of section RZC 21.08.400 Permanent Supportive Housing and Transitional Housing as follows:

**NEW SECTION. 21.08.400 Permanent Supportive Housing and Transitional Housing.**

**Refer to RZC 21.58 Permanent Supportive Housing and Transitional Housing.**

Section 11. Amendments to Redmond Zoning Code (RZC) 21.46

Temporary Uses. The provisions of RZC Chapter 21.46 are hereby amended to include the new provisions of section RZC 21.46.060 Emergency Shelter and Emergency Housing as follows:

**NEW SECTION. 21.46.060 Emergency Shelter and Emergency Housing.**

**Refer to RZC 21.60 Emergency Shelter and Emergency Housing.**

Section 12. Amendments to Redmond Zoning Code (RZC) 21.78

Definitions. The provisions of RZC Chapter 21.78, subsections E Definitions, P Definitions, and T Definitions are hereby amended to include the new provision of definitions as follows:

**NEW SECTION. Emergency Housing. Emergency housing has the same meaning as RCW 36.70A.030 "Emergency housing" and as thereafter amended. Temporary encampments, as defined by RZC 21.78 Temporary Encampments, are not included in Emergency Housing.**

**NEW SECTION. Emergency Shelter. Emergency shelter has the same meaning as RCW 36.70A.030 "Emergency shelter" and as thereafter amended. Temporary encampments, as defined by RZC 21.78 Temporary Encampments, are not included in Emergency Shelter.**

**NEW SECTION. Permanent Supportive Housing. Permanent supportive housing has the same meaning as RCW 36.70A.030 "Permanent supportive housing" and as thereafter amended.**

**NEW SECTION. Transitional Housing. Transitional housing has the same meaning as RCW 84.36.043 "Transitional housing" and as thereafter amended.**

Section 13. Transmittal to Department of Commerce.

Pursuant to RCW 36.70A.106, a copy of this ordinance was transmitted to the Washington State Department of Commerce on October 6, 2021.

Section 14. Preparation of Final Documents. The Administration is directed to complete preparation of Redmond Zoning Code documents, including updates to policy numbers, correction of any typographical errors, minor stylistic or editorial revisions, general formatting, and inclusion of appropriate graphics and illustrations.

Section 15. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 16. Repeal. The following are hereby repealed:

Ordinance No 3059 enacted August 17, 2021

Section 17. Savings. Ordinance No.3059, which is repealed by this ordinance, shall remain in force and effect until the effective date of this ordinance.

Section 6. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary consisting of the title.

ADOPTED by the Redmond City Council this XX day of January, 2022.

CITY OF REDMOND

\_\_\_\_\_  
ANGELA BIRNEY, MAYOR

(SEAL)

ATTEST:

\_\_\_\_\_  
CHERYL XANTHOS, CMC, CITY CLERK

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

\_\_\_\_\_  
JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO.

DRAFT



# STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)

## PROJECT INFORMATION

**PROJECT NAME:** Amendment to Redmond Zoning per HB-1220

**SEPA FILE NUMBER:** SEPA-2021-00860

**PROJECT DESCRIPTION:**

Amendments to Redmond Zoning Code per HB-1220, Chapter 35A.21 RCW regarding Permanent Supportive Housing, Transitional Housing, Emergency Shelter, and Emergency Housing

Associated Land Use File #LAND-2021-00859

**PROJECT LOCATION:** Citywide

**SITE ADDRESS:** Citywide

**APPLICANT:** City of Redmond

**LEAD AGENCY:** City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

## IMPORTANT DATES

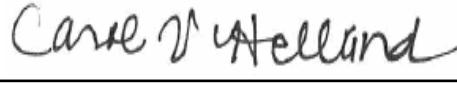
**COMMENT PERIOD**

Comments on the Threshold Determination will be accepted until the City Council takes action on this code amendment. Any appeal of the threshold decision shall be filed together with an appeal of the underlying code amendment action. The appeal shall be by petition to the Growth Management Hearings Board and shall be filed within the 60 day time period set forth in RCW 36.70A.290.

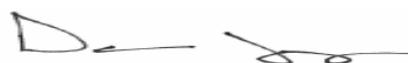
**DATE OF DNS ISSUANCE:** October 6, 2021

**For more information about the project or SEPA procedures, please contact the project planner.**

**RESPONSIBLE OFFICIAL:** Carol V. Helland  
Planning Director

SIGNATURE: 

**RESPONSIBLE OFFICIAL:** Dave Juarez  
Public Works Director

SIGNATURE: 

**Address:** 15670 NE 85th Street Redmond, WA 98052

## CITY CONTACT INFORMATION

**PROJECT PLANNER NAME:** David Lee

**PHONE NUMBER:** 425-556-2462

**EMAIL:** dlee@redmond.gov

**CITY OF REDMOND****ENVIRONMENTAL CHECKLIST**  
**NON-PROJECT ACTION**  
*(Revised May 2018)***Purpose of the Checklsit:**

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference the question number.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

|                 |           |
|-----------------|-----------|
| Planner Name:   | David Lee |
| Date of Review: | 09/22/21  |

| To Be Completed By Applicant  | Evaluation for Agency Use Only         |
|---|--|
| <b>A. BACKGROUND</b>  |  |
| 1. Name of proposed project, if applicable:<br><br>Amendment to Redmond Zoning Code per HB-1220, Chapter 35A.21 RCW         | DL                                     |
| 2. Name of applicant:<br><br>City of Redmond  | DL                                     |
| 3. Address and phone number of applicant and contact person:<br><br>15670 NE 85th Street, MS-4SPL<br>Redmond, WA 98073-9710 | DL                                     |
| 4. Date checklist prepared:<br><br>September #, 2021  | DL<br>Application submitted<br>9/21/21 |
| 5. Agency requesting checklist:<br><br>City of Redmond  | DL                                     |
| 6. Give an accurate, brief description of the proposal's scope and nature:<br>i. Acreage of the site: citywide              | DL                                     |
| ii. Number of dwelling units/ buildings to be constructed:<br>0   | DL                                     |
| iii. Square footage of dwelling units/ buildings being added:<br>0  | DL                                     |
| iv. Square footage of pavement being added: 0   | DL                                     |
| v. Use or principal activity: Essential housing/services  | DL                                     |
| vi. Other information: HB-1220 Chapter 35A.21 RCW   | DL                                     |

| To Be Completed By Applicant   | Evaluation for Agency Use Only |
|--|--------------------------------|
| <p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Redmond City Council's action on this amendment package is anticipated during the second quarter of 2022.</p>   | DL                             |
| <p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p>This amendment ensures concurrence with state law for permanent supportive housing, transitional housing, emergency shelters, and emergency housing. HB-1220 provided updates including to Chapter 35A.21 RCW. Refinements are anticipated in the future to clarify some of the aspects of HB-1220 though this information has not yet been compiled by the state.</p> | DL                             |
| <p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>No additional environmental information has been prepared or is anticipated related to this first phase of the periodic rewrite of the City's zoning code. This non-project action has been carefully considered to ensure the City's concurrence with state law. Amendments provided herein are not anticipated to require additional environmental analysis based on this consistency.</p>  | DL                             |
| <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p>This is a non-project action and not associated with an individual property. Therefore, no applications are anticipated to affect this proposal.</p>   | DL                             |

| To Be Completed By Applicant   | Evaluation for Agency Use Only |
|--|--------------------------------|
| <p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>No additional governmental approvals or permits are anticipated to be required related to this proposal.</p>   | DL                             |
| <p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.</p> <p>HB-1220 requires that the City's development regulations avoid prohibiting Permanent Supportive Housing, Transitional Housing, Emergency Shelter, and Emergency Housing where residential dwelling and hotels are permitted throughout the City. This amendment permanently rectifies the Zoning Code and includes additional requirements allowed by chapter 35A.21 RCW .</p>   | DL                             |
| <p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist</p> <p>This proposal is a non-project action, not associated with a specific site or property within the City. Development regulations of the Zoning Code apply across the City and therefore, this proposal addresses properties and sites citywide. HB-1220 and associated portions of the RCW including Chapter 35A.21 RCW apply to properties zoned to allow residential dwellings and hotels. Therefore, this amendment relates to zones R1 through R30, RIN, MDD3, NDD1, NC-1, NC-2, GC, BP, RR, BCDD1, Downtown zones, Overlake zones, MDD1, MDD2, MDD5, and NWDD.</p> | DL                             |

| To Be Completed By Applicant   | Evaluation for Agency Use Only |
|--|--------------------------------|
| <p><b>B. <u>SUPPLEMENTAL</u></b></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <p class="list-item-l1">1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</p> <div style="background-color: #e0f2e0; padding: 10px;"> <p>This non-project action is not anticipated to generate discharge to water, emissions to air, toxics, hazardous substances, or noise. The proposed amendments to the City's development regulations are required by state law for code cities to adopt for concurrence with Chapter 35A.21 RCW.</p> </div> | DL                             |
| <p>Proposed measures to avoid or reduce such increases are:</p> <p>No increases are anticipated as a result of this non-project action.</p>  | DL                             |
| <p class="list-item-l1">2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <div style="background-color: #e0f2e0; padding: 10px;"> <p>This non-project action is not anticipated to generate affects on plants, animals, fish, or marine life. The proposed amendments to the City's development regulations are required by state law for code cities to adopt for concurrence with Chapter 35A.21 RCW.</p> </div>  | DL                             |
| <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p>This non-project action does not include proposed changes to development regulations that would alter the City's ongoing protections and conservation of plants, animals, fish, and marine life.</p>  | DL                             |

| To Be Completed By Applicant   | Evaluation for Agency Use Only  |
|--|---|
| <p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>This non-project action does not include amendments to code portions related to energy or natural resources.</p>   | <p>DL</p> <p>RZC 21.17 Adequate Public Facilities</p>   |
| <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>No changes are proposed to the required aspects of the City's development regulations that address the protection and conservation of energy and natural resources. Subsequent development of essential housing and/or services would occur consistent with the City's development regulations. The amendments proposed to the City's development regulations are required by state law for code cities to adopt for concurrence with Chapter 35A.21 RCW.</p>                                     | <p>DL</p> <p>RZC 21.17 Adequate Public Facilities / RMC 6.36 Noise Standards, Model Toxics Control Act RZC 21.26 Hazardous Liquid Pipelines</p> |
| <p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</p> <p>The proposal provides for additional, essential housing and services in accordance with state law. The City's regulations pertaining to the protection of ground water and Critical Aquifer Recharge Areas would remain the same.</p> | <p>DL</p>   |
| <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>No changes are proposed to the City's development regulations that address the environmentally sensitive areas. Subsequent development of essential housing and/or services would occur consistent with the City's development, protecting such areas. The proposed amendments to the City's development regulations are required by state law for code cities to adopt for concurrence with Chapter 35A.21 RCW.</p>  | <p>DL</p> <p>RZC 21.64 Critical Areas, Clearing and Grading Regulations</p>   |

| To Be Completed By Applicant   | Evaluation for Agency Use Only  |
|--|---|
| <p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>This non-project action is not anticipated to affect land and shoreline use. Amendments are based on established zoning designations that support protection and conservation of shoreline environments. Subsequent development of essential housing and services would be implemented in accordance with current development regulations that identify and protect these sensitive resources, lands, and shoreline uses.</p> | <p>DL</p> <p>RZC Article I Zoning Based Regulation, Article II Citywide Regulations</p> |
| <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>No changes are proposed to the City's Shoreline Master Program (SMP) or development regulations that protect the sensitive lands and shoreline uses identified by the SMP. Subsequent development of essential housing and/or services would occur consistent with the City's development, protecting the designated environments. The proposed amendments to the City's development regulations are required by state law for code cities to adopt for concurrence with Chapter 35A.21 RCW.</p>                                  | <p>DL</p> <p>RZC Article I Zoning Based Regulation, Article II Citywide Regulations</p> |
| <p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>The amendment is anticipated to increased demand on transportation and public services based on the City's adopted vision and land use plan. The increase is planned through housing and jobs allocations in urban and local centers via Comprehensive Plan policies. This amendment provides concurrent with state law to locate essential housing and services where residential dwelling and hotels are allowed based on City policy and code.</p>  | <p>DL</p>   |
| <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>The potential for increased demand on transportation, public services, and utilities has been accounted for in the City's Comprehensive Plan and functional plans. The proposed amendments to the City's development regulations are required by state law for code cities to adopt for concurrence with Chapter 35A.21 RCW.</p>   | <p>DL</p> <p>RZC 21.52 Transportation Standards, RMC 3.10 Impact Fee</p>                |

| To Be Completed By Applicant  | Evaluation for Agency Use Only |
|---|--------------------------------|
| <p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>The proposed amendments to the City's development regulations are required by state law for code cities to adopt for concurrence with Chapter 35A.21 RCW.</p> | DL                             |

**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of Signee: Kimberly Dietz

Position and Agency/Organization: Principal Planner

Relationship of Signer to Project: Staff

Date Submitted: \_\_\_\_\_

## Beverly Mesa-Zendt

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**From:** Ronen <rondenbar@protonmail.com>  
**Sent:** Tuesday, October 5, 2021 8:54 AM  
**To:** Council  
**Subject:** Amend Ordinance #3059 to protect the community

**External Email Warning!** Use caution before clicking links or opening attachments.

Dear Council members,

I am writing to you to request that you amend Ordinance #3059 to ensure the health and safety of our community by including the following provisions in it that were adopted by other cities in WA:

1. Detailed Safety Plan for hotel residents and community.
2. Detailed Good Neighbor Agreement that required public input and sets criteria and rules for hotel residents.
3. Registered sex offender shall not be allowed to reside within supportive or permanent homeless housing within 1000 feet of childcare center or schools.
4. All residents will be subject to background check.
5. The maximum occupancy will be limited to 100 people
6. Residents may not use drugs. Regular drug use test should be performed.
7. Open to families with kids, not only adults.

Similar provisions are part of similar ordinances by other cities in WA.

The City of Bellevue's Land Use Code/ Homeless Services Uses details requirements for the safety and security plan. There are 13 subsections under Bellevue's safety and security plan requirement. In comparison, the Ordinance #3059 only has one sentence: "Safety and security plan reviewed and approved by the Redmond Police Department."

There are 6 subsections with details regulating the Good Neighbor Agreement in the Bellevue city code. In comparison, Ordinance #3059 only has one sentence: "A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach (for example, a "Good Neighbor Agreement Plan") "

Other cities all have explicit rules regarding sex offender residents while Ordinance #3059 has no mention of sex offender regulation at all. The Auburn ordinance states: "Registered sex offenders shall not be allowed to reside within supportive housing projects located within 880 feet of a school, church, daycare facility or public park." In Bellevue: "Implementation of registered sex offender background checks and compliance with applicable registration and notification requirements;" In Bellingham: "People who are required to register as a sex offender are prohibited from the facility. "

In regarding to use and sale alcohol and drug Ordinance #3059 is vague while other city make it much more explicit. Bellingham for example states: "Occupancy policies, including resident responsibilities and a code of conduct that includes, at a minimum, a prohibition on the on-site use or sale of alcohol and illegal drugs and threatening or unsafe behavior. "

Both City of Bellevue and Renton have imposed a limit of 100 residents due to safety concerns. Ordinance #3059 on the other hand, allows permanent supportive housing to go over 100 resident. Per Renton staff statement: "The capacity

restriction of 100 residents is also contained in the City of Bellevue's homeless services regulations. The need for this type of limitation is evidenced by the impacts DESC's Renton Red Lion shelter have created both within the shelter and in the areas surrounding the shelter, as well as the amount of resources Renton's emergency service providers have had to dedicate to a single property."

Sincerely,  
Ronen Barenboim  
15226 NE 72nd Street  
Redmond WA

Sent with [ProtonMail](#) Secure Email.

## Beverly Mesa-Zendt

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**From:** Amy P. <amybestpoke@gmail.com>  
**Sent:** Monday, October 4, 2021 10:38 PM  
**To:** Council  
**Subject:** Amend ordinance #3059 to ensure public health and safety

**External Email Warning!** Use caution before clicking links or opening attachments.

Dear Council members,

Please amend Ordinance #3059 to ensure the health and safety of our community. Here is list of my request to change.

1. Detailed Safety Plan for hotel residents and community.
2. Detailed Good Neighbor Agreement that involved public input and set criteria and rules for hotel residents together
3. Registered sex offender shall not be allowed to reside within supportive or permanent homeless housing within 1000 feet of childcare center or schools.
4. All residents subject to background check
5. limit on max occupants to 100 people. With no less than 1:6 staffing level.
6. Onsite Security staff needed, no less than 3 at any given time.
7. Residents may not use drugs. Regular drug use test should be performed.
8. Open to families with kids. Prioritize families and kids.

The following are examples from cities nearby:

City of Bellevue's Land Use Code/ Homeless Services Uses is extensive and detailed.

For example, the Bellevue city code listed detailed requirements for the safety and security plan. There are 13 subsections under Bellevue's safety and security plan requirement. In comparison, the Ordinance #3059 only has one sentence: "Safety and security plan reviewed and approved by the Redmond Police Department."

Another good example is is the Good Neighbor Agreement. There are 6 subsections with details regulating the Good Neighbor Agreement in the Bellevue city code. In comparison, the Ordinance #3059 only has one sentence: "A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach (for example, a "Good Neighbor Agreement Plan") "

Also, in regarding to Sex Offenders, other cities all have explicit rules. In comparison, Ordinance #3059 has no mention of sex offender regulation at all.

Auburn: "Registered sex offenders shall not be allowed to reside within supportive housing projects located within 880 feet of a school, church, daycare facility or public park."

Bellevue: "Implementation of registered sex offender background checks and compliance with applicable registration and notification requirements;"

Bellingham: "People who are required to register as a sex offender are prohibited from the facility. "

In regarding to use and sale alcohol and drug City of Bellingham clearly prohibits on-site use or sale of alcohol and illegal drugs. In comparison, the language in Ordinance #3059 is vague: "The use or sale of alcohol and illegal drugs".

Bellingham: "Occupancy policies, including resident responsibilities and a code of conduct that includes, at a minimum, a prohibition on the on-site use or sale of alcohol and illegal drugs and threatening or unsafe behavior. "

In regarding to density, both City of Bellevue and Renton have imposed a limit of 100 residents due to safety concerns. Ordinance #3059 on the other hand, allows permanent supportive housing to go over 100 resident.

Per Renton staff statement: "The capacity restriction of 100 residents is also contained in the City of Bellevue's homeless services regulations. The need for this type of limitation is evidenced by the impacts DESC's Renton Red Lion shelter have created both within the shelter and in the areas surrounding the shelter, as well as the amount of resources Renton's emergency service providers have had to dedicate to a single property. "

Thank you.  
Sincerely,  
Amy

**From:** [Ying Pei](#)  
**To:** [Council](#)  
**Subject:** Demand to amend Ordinance #3059  
**Date:** Monday, October 4, 2021 3:42:32 PM

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External Email Warning! Use caution before clicking links or opening attachments.

Dear Council Members,

Regarding ordinance #3059, please amend to ensure safety of community.

Here are some of the items that I ask you to take incorporate.

1. Detailed Safety Plan
2. Detailed Good Neighbor Agreement that involved public input
3. Registered sex offender shall not be allowed to reside within projects like this located within 1000 feet. In Silver Cloud case, Kindercare is 220 feet away.
4. Background check is a must.
5. limit on max occupants to 100
6. No drug in housing
7. Open to families with kids, not only adult facility.

City of Bellevue's Land Use Code/ Homeless Services Uses is extensive and detailed.

For example, the Bellevue city code listed detailed requirements for the safety and security plan. There are 13 subsections under Bellevue's safety and security plan requirement. In comparison, the Ordinance #3059 only has one sentence: "Safety and security plan reviewed and approved by the Redmond Police Department."

Another good example is the Good Neighbor Agreement. There are 6 subsections with details regulating the Good Neighbor Agreement in the Bellevue city code. In comparison, the Ordinance #3059 only has one sentence: "A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach (for example, a "Good Neighbor Agreement Plan") "

Also, in regarding to Sex Offenders, other cities all have explicit rules. In comparison, Ordinance #3059 has no mention of sex offender regulation at all.

Auburn: "Registered sex offenders shall not be allowed to reside within supportive housing projects located within 880 feet of a school, church, daycare facility or public park."

Bellevue: "Implementation of registered sex offender background checks and compliance with applicable registration and notification requirements;"

Bellingham: "People who are required to register as a sex offender are prohibited from the facility. "

In regarding to use and sale alcohol and drug City of Bellingham clearly prohibits on-site use or sale of alcohol and illegal drugs. In comparison, the language in Ordinance #3059 is vague: "The use or sale of alcohol and illegal drugs".

Bellingham: "Occupancy policies, including resident responsibilities and a code of conduct that includes, at a minimum, a prohibition on the on-site use or sale of alcohol and illegal drugs and threatening or unsafe behavior. "

In regarding to density, both City of Bellevue and Renton have imposed a limit of 100 residents due to safety

concerns. Ordinance #3059 on the other hand, allows permanent supportive housing to go over 100 resident.

Per Renton staff statement: "The capacity restriction of 100 residents is also contained in the City of Bellevue's homeless services regulations. The need for this type of limitation is evidenced by the impacts DESC's Renton Red Lion shelter have created both within the shelter and in the areas surrounding the shelter, as well as the amount of resources Renton's emergency service providers have had to dedicate to a single property. "

Thank you.  
Sincerely,  
Ying

**From:** [WA Asians 4 Equality](#)  
**To:** [Council](#)  
**Cc:** [Jonathan Choe](#)  
**Subject:** Don't be misled by Mayor Birney. State law HB 1220 permits you to impose requirements in city ordinance regarding HTH. Please exercise your authority to amend Ordinance #3059 and protect the community  
**Date:** Thursday, September 30, 2021 9:47:46 PM

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**External Email Warning!** Use caution before clicking links or opening attachments.

Dear City Council Members,

It is very disturbing to watch the 9/28 council talk regarding the Redmond HTH and Ordinance #3059. Mayor Birney pretty much assumed all the city's power over the Redmond HTH and gave misleading information to the council.

It is within your power to pass and amend city ordinances. Please reclaim your authority, don't concede your authority to Mayor Birney on Ordinance #3059. You are elected by the people, for the people.

As I have pointed out in my prior emails, state law HB 1220 (<http://lawfilesextr.leg.wa.gov/biennium/2021-22/Pdf/Bills/Session%20Laws/House/1220-S2.SL.pdf?q=20210822224848>) specifically permits the city to have control over HTH through "reasonable occupancy, spacing, and intensity of use requirements".

Page 11, Line 32 to 36, HB 1220 says "**Reasonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance** on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters **to protect public health and safety.**"

Hence, **taking public comment and input into consideration to amend Ordinance #3059 and put reasonable occupancy, spacing, and intensity of use requirements in Ordinance #3059 is permitted by the state law, within your authority and a dutiful right thing to do as elected city council members.**

I have also pointed out in my prior emails, City of Bellevue passed Ordinance #6585 (<https://documentcloud.adobe.com/link/review?uri=urn:aaid:scds:US:54256793-8341-48b6-9a1d-60c327bfe91e#pageNum=10>) to also bring the city in compliance with HB 1222. Unlike Redmond Ordinance #3059, Bellevue Ordinance #6585 specifically says that the council may amend the ordinance after the public hearing.

Section 17. Public Hearing. Pursuant to RCW 36.70A.390, the City Council shall hold a public hearing on this Interim Official Control within sixty (60) days of its adoption, so as to **hear and consider public comment and testimony regarding this Interim Official Control. Following such hearing, the City Council may adopt additional findings of fact**, and may extend the Interim Official Control for a period up to an additional six (6) months. The City Council may adopt additional six (6) month extensions after any required public hearing, pursuant to RCW 36.70A.390.

So yes, **you may and should amend Ordinance #3059 after the public hearing.** The Mayor does not want you to amend it. She is not the law. **Ordinance #3059 will regulate the Redmond HTH. The permeant change the Mayor mentioned will be too late to be able to regulate the Redmond HTH.** The county wants to have the Redmond HTH open by **later this year.** Yet, according to Director Helland's email to me, the "**The Planning Commission will be holding study sessions, taking public comment, and holding a public hearing, which will culminate in a recommendation that is expected to be transmitted to City Council in Q1 2022.**" Clearly, the permanent change the Mayor talked about that the planning commission will be working on will not be in place till after the Redmond HTH already in operation. **Don't**

**be misled by Mayor Birney.**

Unless the Mayor can point you to any state law regarding good neighbor agreement for homeless shelter/housing, I have yet found any state law mandate it. **Your best influence on the Redmond HTH is by making sure public safety and health is adequately protected in Ordinance #3059. Don't be misled by Mayor Birney.**

**Mayor Birney has misled you before, and she is misleading you again.** She has many conflict of interests - her seat at KCRHA board, her seat at HopeLink board. **I would suggest you to press her and city staff hard on the “the city’s desire for who will run the facility”. The Mayor is on the HopeLink board and there have been rumor on the street that HopeLink will be the operator of the Redmond HTH.**

Regards,

Linda

**From:** [Phyllis White](#)  
**To:** [Mayor \(Internet\)](#); [Council](#); [Carol Helland](#)  
**Subject:** Letter and Change.org Petition Request to Stop the Immediate Housing of Chronically Persons Experiencing Homelessness  
**Date:** Saturday, September 25, 2021 12:21:23 AM  
**Attachments:** [Redmond Council and City Manager Letter.docx](#)  
[Stop the Chronic Homeless Hotel, Silver Cloud Inn \(Bellevue,Redmond\) Change.org Petition.docx](#)  
[Petition Signatures.docx](#)  
[9-20-21 change.org comments.xlsx](#)

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**External Email Warning!** Use caution before clicking links or opening attachments.

Dear Mayor Birney, City Council Members, and Ms. Helland,

Attached is a letter, a change.org petition, petition signatures, and petition comments. I am not the author of the change.org petition. I am sending the petition on behalf of Bellevue and Redmond city residents who have signed the petition, and members of Safe Eastside.

Thank you for your time and attention in this matter.

Sincerely,

Phyllis White

## Kim Dietz

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**From:** Ronen <rondenbar@protonmail.com>  
**Sent:** Friday, October 1, 2021 3:24 PM  
**To:** Jeralee Anderson; David Carson; Steve Fields; Jessica Forsythe; Varisha Khan; Vanessa Kritzer; Tanika Padhye  
**Subject:** Mayor Birney is lying to you

**External Email Warning!** Use caution before clicking links or opening attachments.

Hi,

I watched the 9/28 council talk regarding the Redmond HTH and Ordinance #3059 and was appalled to see Mayor Birney telling lie after lie to the council members with the clear intention to prevent you and other council members from amending Ordinance #3059 so it takes into account public input and the interests of Redmond residents.

Mayor Birney manipulated you and the council for her own personal agenda and politics both in the earlier voting on Ordinance #3059 and in this meeting., creating the impression the council has no say on the Silver Cloud hotel issue. She lied to you and manipulated you, as explained bellow, but you can not use this as an excuse to not oppose her and protect the people of Redmond from the implications. This will be a dereliction of duty. The people of Redmond are watching your actions and the outrage for the consequences of this terrible ordinance on public safety and human life will be targeted at you and affect your political future.

I urge you to push back against Birney, demand a City Council meeting on the subject and amend City Ordinance #3059 so **public input is required** to allow permanent supportive housing, transitional housing , emergency housing and emergency shelters where residential dwelling and/or hotels are allowed.

Here are Birney's lies:

1. Birney told the council members that they can't amend Ordinance #3059 because it was required by law. This is false.

Page 11, Line 32 to 36, of HB 1220 ( <http://lawfilesext.leg.wa.gov/biennium/2021-22/Pdf/Bills/Session%20Laws/House/1220-S2.SL.pdf?q=20210822224848> ) says "**Reasonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance** on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters **to protect public health and safety.**"

Not only state law allows, but also city council has the obligation to **amend reasonable occupancy, spacing, and intensity of use requirements into Ordinance #3059 to adequately protect public health and safety.**

Similar to Redmond Ordinance #3059, City of Bellevue passed Ordinance #6585 (<https://documentcloud.adobe.com/link/review?uri=urn:aaid:scds:US:54256793-8341-48b6-9a1d-60c327bfe91e#pageNum=10>) to also bring the city in compliance with HB 1220. Unlike Redmond Ordinance #3059, Bellevue Ordinance #6585 specifically says that the council may amend the ordinance after the public hearing.

"Section 17. Public Hearing. Pursuant to RCW 36.70A.390, the City Council shall hold a public hearing on this Interim Official Control within sixty (60) days of its adoption, so as to hear and consider public comment and testimony regarding this Interim Official Control. Following such hearing, the City Council may adopt

**additional findings of fact**, and may extend the Interim Official Control for a period up to an additional six (6) months. The City Council may adopt additional six (6) month extensions after any required public hearing, pursuant to RCW 36. 70A.390. “

The same state law governs both City of Redmond and City of Bellevue. While City of Bellevue wrote into its ordinance to explicitly allow the city council to amend after the public hearing, Redmond Pinocchio Birney told Redmond city council that they could not amend Ordinance #3059 after the public hearing? Does she think she is law?

2. Telling the city council that Ordinance #3059 is just an interim control, when in reality the Ordinance #3059 is THE ONE that matters. It governs the Redmond HTH hotel. If Ordinance #3059 does not have all the public health and safety requirements in it, Redmond HTH will get a free pass to open with no string attached.

3. Telling council members that the city of Redmond has “no say in the RFP process. The reality is that King County director Leo clearly said the followings at the 9/2 Zoom Town Hall:

**"we are very open uh to what that process can look like with the city of Redmond um, and uh we'll you know it's a practice that we have in other rfps , where we involve a community panel that might be able to provide advice on applications, and i think that's a part of a point of process and specific influence that we'd be open to here as well as , and we'll be in contact with the city of Redmond about how we might establish a group like that"**

"the goal would be to have the selection of the operator completed by the end of October, and so I think one of the points of follow-up that we have after this meeting is to provide information about how we will seek input from community members, so that we can select the provider with the city of Redmond, and we will do that before we open up the provider selection. "

3. City council members were made to believe that the Good Neighbor Agreement is their only resource to address the community's concerns. This is false. While a Good Neighbor Agreement is important, having the main good neighbor agreement concepts amended into Ordinance #3059 will be more powerful and binding way to protect the community. The county and its operator need to meet the requirements listed in the city ordinance in order to be allowed to open. This is the exact reason that Birney does not want the council to amend the ordinance.

I trust you to put the interests of Redmond's residents first and move fast to stop the catastrophe ordinance #3059 will bring on our city.

Thanks,  
Ronen Barenboim  
15226 NE 72nd Street  
Redmond, WA 98052

Sent with [ProtonMail](#) Secure Email.

## Kim Dietz

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**From:** Chris Chew <beiq@hotmail.com>  
**Sent:** Monday, October 4, 2021 1:14 PM  
**To:** Council  
**Subject:** Please amend Ordinance #3059 at Oct. 5th 2021's public hearing

**External Email Warning!** Use caution before clicking links or opening attachments.

Dear Council members:

Please amend Ordinance #3059 at Oct. 5th 2021's public hearing.

Thanks  
Chris

The following is for your reference.

City of Bellevue's Land Use Code/ Homeless Services Uses is extensive and detailed.

For example, the Bellevue city code listed detailed requirements for the safety and security plan. There are 13 subsections under Bellevue's safety and security plan requirement. In comparison, the Ordinance #3059 only has one sentence: "Safety and security plan reviewed and approved by the Redmond Police Department."

Another good example is the Good Neighbor Agreement. There are 6 subsections with details regulating the Good Neighbor Agreement in the Bellevue city code. In comparison, the Ordinance #3059 only has one sentence: "A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach (for example, a "Good Neighbor Agreement Plan") "

Also, in regarding to Sex Offenders, other cities all have explicit rules. In comparison, Ordinance #3059 has no mention of sex offender regulation at all.

Auburn: "Registered sex offenders shall not be allowed to reside within supportive housing projects located within 880 feet of a school, church, daycare facility or public park."

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Bellingham: "People who are required to register as a sex offender are prohibited from the facility. "

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Bellingham: "Occupancy policies, including resident responsibilities and a code of conduct that includes, at a minimum, a prohibition on the on-site use or sale of alcohol and illegal drugs and threatening or unsafe behavior."

In regarding to density, both City of Bellevue and Renton have imposed a limit of 100 residents due to safety concerns. Ordinance #3059 on the other hand, allows permanent supportive housing to go over 100 residents.

Per Renton staff statement: "The capacity restriction of 100 residents is also contained in the City of Bellevue's homeless services regulations. The need for this type of limitation is evidenced by the impacts DESC's Renton Red Lion shelter have created both within the shelter and in the areas surrounding the shelter, as well as the amount of resources Renton's emergency service providers have had to dedicate to a single property. "

## Kim Dietz

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**From:** WA Asians 4 Equality <admin@waasians4equality.org>  
**Sent:** Monday, September 20, 2021 9:17 PM  
**To:** Council  
**Subject:** PRA records revealed City of Redmond's involvement of the KC HTH initiative - City council needs to rein in Mayor Birney's power

**External Email Warning!** Use caution before clicking links or opening attachments.

Dear Council Member,

Through PRA records, I put together a timeline of City of Redmond's involvement of the KC HTH initiative. It is disturbing to see that Mayor Birney and Director Helland were the ones calling the shots while ignoring all the warning signals (concerns from the RPD, from other cities). And the city council was not there to provide necessary checks and balances through out the entire process..

**Given the Mayor's clear conflict of interests - sitting on KCRHA board, and several non-profit board, including HopeLink, the Mayor's power on the Redmond HTH project needs to be rein in. The City council MUST step up in its role in the Redmond HTH project.**

Redmond Policy Department raised concern about county HTH initiative in January

On a 1/6 email to Manager Brooke, an employee said

**"Just an FYI, RPD has strong opinions about King County buying hotels and converting to housing for homeless and are worried about if Redmond has plans to incorporate the .1% sales tax and permit one of these conversions. Just wanted to put that on your radar if you'd heard of City plans to adopt this measure.**

There have been several back and forth emails between Director Helland and King County regarding hotel they "discussed" in January. At one point, King County asked if Director Helland "had any prior conversations w/ them regarding acquisition or their interest in selling".

Mayor Birney was made aware of the potential purchase of Redmond "hotel property" back in January.

On 1/21 Director Helland sent Mayor Birney an email and said

**"Good evening, Mayor - as we discussed at our last check in, I have been consulting with the County regarding a potential hotel property. Just wanted to let you know that Dow may reach out to you to connect at the executive level. " And in a 1/22 email, Director Helland did confirm that "Dow did reach out to our Mayor".**

While "a number of cities" opposed HB 1220 as" a pre-emption of local authority", Director Helland indicated that "the City does not have a problem with the language being proposed."

On 3/2 AWC sent out an alert regarding HB 1220, email subject read: Action alert \_ **Concerning and far-reaching preemption** on homeless shelter siting proposed

On 3/2, in an email from Briahna Murray to Director Helland regarding this alert, she said "Carol, you reviewed this bill and indicated that the City does not have a problem with the language being proposed. If that changes upon further review, please let us know."

On 3/3, Nina Rivkin sent Mayor Birney an email and said "Just FYI, as I believe you receive AWC action alerts. We discussed this bill a week ago. **A number of cities oppose the bill as a pre-emption of local authority.** This is the bill Renton believes is targeting them specifically."

**Fire Chief asked impact regarding the TOT**

On 7/9, Fire Chief Adrian Sheppard sent an email and asked:

"With the Silver Cloud Inn transitioning to a shelter facility and no longer a hotel, what is Redmond's impact regarding the TOT?"

Regards,

Linda

## Kim Dietz

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**From:** Jennifer Ho <jguanho@gmail.com>  
**Sent:** Monday, August 16, 2021 6:15 PM  
**To:** City Clerk  
**Cc:** MayorCouncil; council@kingcounty.gov  
**Subject:** Public comment for the 8/17/21 Redmond City Council meeting in support of the Health Through Housing initiative

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Dear Councilmembers,

My name is Jennifer Ho from Redmond, WA. I am writing to voice my support of the Health through Housing initiative, including the most recent purchase of the Silver Cloud Inn in Overlake. I understand there are some residents who oppose providing permanent supportive housing for our vulnerable populations experiencing chronic homelessness. I would like to point out that these populations include our senior citizens, veterans, and people with disabilities -- they are our neighbors and not some faceless threat. We should not treat those experiencing homelessness as outcasts in our community. If the COVID pandemic and the subsequent job and housing crisis these past couple of years has shown us anything, it is that the social safety net is fragile for everyone, and the only way out and up will be by mutual support. The people most in need of help are not unknown to us -- they ARE us. The oft-quoted argument to isolate these populations or push them as "someone else's problem" ignores that support for our vulnerable members of society needs to have a comprehensive regional approach, and access to the same community, employment, transportation, and services that provide stability for many others. It strengthens our community to provide our vulnerable neighbors an opportunity to have a safe place to stay and access to supportive services needed to lift them up.

Sincerely,  
Jennifer Ho

## Kim Dietz

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**From:** Zsolt Mathe <mathez@hotmail.com>  
**Sent:** Monday, August 23, 2021 9:10 PM  
**To:** Angela Birney  
**Cc:** claudia.baldacci@kingcounty.gov; council@kingcounty.gov; MayorCouncil; council@bellevuewa.gov  
**Subject:** RE: Close the Silver Cloud Inn homeless hotel - Keep our schools and children safe, please!  
  
**Importance:** High

**External Email Warning!** Use caution before clicking links or opening attachments.

Angela and Risa,

Thank you so much for responding to my e-mail and providing more information on this issue. The challenge here is that we all want to help the homeless and I believe they should be helped to be able to stand back up on their feet and re-integrate successfully in society.

The issue that I am writing about is the safety of our neighborhoods and our children. We cannot consider the homeless who are chronically drug and alcohol addicts to be as safe in society as everyone else. This is just irrational and illogical thinking. Specifically the answer below to this FAQ is **fundamentally unfair to everyone who is NOT a homeless person**:

**Q13: How will the City ensure safety for the community? A: The City will provide the same public safety to this neighborhood, building, and residents as it provides to the entire community. People are encouraged to call 911 or the non-emergency public safety number at 425-556-2500 should they see something unsafe.**

The way this reads to me is that the city and county knows that there are high risk individuals who abuse drugs and alcohol, yet it chooses to provide no additional protection? How would you all feel if you were living right next door to this homeless hotel? Would you let your 10 year old daughter or son to play in front of your living place knowing that there are 140 homeless roaming nearby drinking liquor and smoking crack/pot, etc..? I think not, no parent would.

And who are these people that should call 911? Do you expect us, the citizens to stand watch at the homeless hotel and call 911 if we see something? Why doesn't the police do that, it is their job to keep **the neighborhood safe PROACTIVELY**. Reacting to a crime after the fact, is often too little, too late, when a victim has already been kidnapped, injured or killed.

**SO I RESPECTFULLY ASK AGAIN TO NOT MOVE THE HOMELESS INTO THE SILVER CLOUD INN PROPERTY. If you want to provide housing to the homeless, there are plenty of buildings that are NOT 0.5 MILES FROM 12 SCHOOLS. The whole neighborhood here is upset, and we will ensure that our neighborhood won't become a crime infested area, and will explore all public and legal avenues to stop this project.**

**This issue will continue to be escalated to news agencies such as KING5 and KOMO4, mayors and nearby counties, the Jay Inslee's office, and we will take it to D.C. if we have to.**

Thank you,  
Zsolt

Sent from [Mail](#) for Windows

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**From:** Angela Birney <abirney@redmond.gov>  
**Sent:** Monday, August 23, 2021 9:37:06 AM  
**To:** Zsolt Mathe <mathez@hotmail.com>  
**Cc:** claudia.baldacci@kingcounty.gov <claudia.baldacci@kingcounty.gov>; council@kingcounty.gov <council@kingcounty.gov>; MayorCouncil <MayorCouncil@redmond.gov>; council@bellevuewa.gov <council@bellevuewa.gov>  
**Subject:** RE: Close the Silver Cloud Inn homeless hotel - Keep our schools and children safe, please!

Hello,

Thank you for your email regarding the recent announcement of King County's purchase of the Redmond Silver Cloud Inn as part of the Health Through Housing Initiative. I appreciate you taking the time to share your perspective with me. King County's Health Through Housing investment in Redmond will provide an opportunity to house people from our community. We recognize that homelessness cannot be addressed by a single jurisdiction on their own, and Redmond is one of many cities in the region supporting King County as a partner in a regional solution.

In Redmond, we work to help everyone in our community, regardless of socioeconomic status, housing situation, background, or any other factors. We continually strive to be a welcoming and inclusive community that affords opportunities for all. To support those in need, the City employs a homeless outreach administrator, and the Redmond Police Department has a mental health professional who deploys alongside patrol officers. The City also partners with King County on community court, an alternative problem-solving court that seeks to identify and address the underlying challenges of court participants. We work closely with partners throughout the region to serve our community members and maintain public safety.

Our region is facing a housing crisis, and [there are currently people experiencing homelessness in Redmond](#). The City's homeless outreach administrator is presently working with 64 clients with direct ties to the Redmond area (employment, family, services, supports, etc.). The Health Through Housing initiative is one way to address housing needs, as it is a regional approach to bringing chronically homeless individuals off the street and into permanent, supportive housing in existing hotels and other facilities purchased by King County. For those experiencing homelessness, Health Through Housing will provide an opportunity to locate services where people are living.

To provide answers to common questions about the Health Through Housing project in Redmond, a [City of Redmond FAQ](#) is available. You may find that answers to questions five, seven, 11, 13, 14, and 15 address your comments and concerns. More information about the Health Through Housing program can be found on the King County website at <https://kingcounty.gov/depts/community-human-services/initiatives/healththroughhousing.aspx> and via [King County's FAQ](#).

If you have any additional questions about the Health Through Housing Program, please contact King County at [health.through.housing@kingcounty.gov](mailto:health.through.housing@kingcounty.gov).

Again, thank you for sharing your comments regarding this announcement.

Sincerely,  
Mayor Birney

**Angela Birney** (she/her/hers)  
Mayor, City of Redmond

425-556-2101 [mayor@redmond.gov](mailto:mayor@redmond.gov) [www.redmond.gov](http://www.redmond.gov)

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**From:** Zsolt Mathe <mathez@hotmail.com>

**Sent:** Sunday, August 22, 2021 8:56 PM

**To:** claudia.balducci@kingcounty.gov; Mayor (Internet) <Mayor@redmond.gov>; council@kingcounty.gov; Council <Council@redmond.gov>; council@bellevuewa.gov

**Subject:** Close the Silver Cloud Inn homeless hotel - Keep our schools and children safe, please!

**Importance:** High

**External Email Warning!** Use caution before clicking links or opening attachments.

Hello,

I am resident in Bellevue, WA and have a 13 year old daughter, and I am extremely upset about what is happening in our neighborhood and in general in the greater Seattle area. I have learned that just 0.5 miles from my house, there is a hotel, Silver Cloud Inn , located at 2122 152<sup>nd</sup> Ave NE, Redmond, that was purchased by King county, without public knowledge that will house 140+ homeless. While I agree that we need to do what we can to help the homeless, the reality is that 60% of them are mentally ill and have substance abuse issues. Substance abuse leads to crime. And worst of all we got 12 schools within 0.5 distance from this homeless hotel.

What I ask is for King county, Redmond and Bellevue to enforce the following:

- **No drugs allowed** on our streets and near our schools.
- Every homeless must have a **background check** to ensure they are not a drug addict, criminal or child molester.
- This shelter has been purchased without public input, we need **to hear the voice of the public**, neighbors who are living in the area before moving forward with putting homeless here.
- **Police reinforcement of no alcohol, no drugs and no crime on the streets.** Will the police be on site 24/7 to watch these homeless, or will all of us with small children be living in fear and not let our kids play outside or fear that they will be harassed, attacked or worst kidnapped while going to school???

My final word is that **homeless need to be placed in rehab, not in a hotel**. They don't need yet another free housing project, but rather need help to overcome their addiction, so that they can get a job and pay for housing on their own. **So what I ask is to close this homeless hotel and use the money to help the homeless go to rehab.** Those who are not ill or drug addicts should get career counseling and help from the county/city to be able to find a job – not a hotel.

As a side note, and this is I feel is important to say – I grew up in a socialist regime and believe that we can use a socialist approach for good when it comes to the homeless. I wish socialism didn't have such a stigma in this country... When I was growing up in Romania, there were zero homeless on the streets, why? The government took and collected the homeless and divided into two groups: 1) those who are not mentally ill and can work and 2) those who are mentally ill or alcoholics and cannot work. The **1<sup>st</sup> group was put to work and then was given housing**. If they refused to work, they got no housing and there were no free handouts. Those who were mentally ill were sent to rehab institutions with the goal to get them to live a normal life and some of these were eventually put to work as well and given housing. The end

result – no homeless on the street, and a solid workforce to do the jobs nobody wanted, clean the streets, plant plants, basically ensure that the neighborhoods were spotless – and they were!

Thank you for listening,  
Z. Mathe

Sent from [Mail](#) for Windows

## Kim Dietz

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**From:** Jie Feng <jie9t9@gmail.com>  
**Sent:** Monday, September 20, 2021 7:42 PM  
**To:** Angela Birney  
**Cc:** MayorCouncil  
**Subject:** Re: Concern with Redmond Health Through Housing

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Mayor Birney,

Thank you for your response. I am supportive of helping the homeless. However, I am concerned about allowing drugs in the supportive housing and lack of additional security measures. Homeless is not a crime. However, we have seen repeatedly that drugs leading to mental health issues and criminal activities. Supporting homeless should be done in a way to help the homeless and while ensuring public safety. I do not see the current plan properly addresses public safety concerns. There are so many examples of such failed initiatives in King county and other parts of the country which lead to increased crime in the neighborhood. I do not want to see this happen to our beautiful city.

Here is just one example of a failed initiative by city of Oakland.

<https://youtu.be/Zwc7GcnX1mw>

Therefore, I am asking you to work with the community, provide supportive housing in a way to prevent drugs and ensure public safety.

Thanks,

Jie

On Sep 17, 2021, at 3:29 PM, Angela Birney <abirney@redmond.gov> wrote:

Hello Jie,

Thank you for your email regarding the recent announcement of King County's purchase of the Redmond Silver Cloud Inn as part of the Health Through Housing Initiative. I appreciate you taking the time to share your perspective with me.

King County's Health Through Housing investment in Redmond will provide an opportunity to house people from our community. We recognize that homelessness cannot be addressed by a single jurisdiction on their own, and Redmond is one of many cities in the region supporting King County as a partner in a regional solution.

In Redmond, we work to help everyone in our community, regardless of socioeconomic status, housing situation, background, or any other factors. We continually strive to be a welcoming and inclusive community that affords opportunities for all. To support those in need, the City employs a homeless outreach administrator, and the Redmond Police Department has a mental health professional who

deploys alongside patrol officers. The City also partners with King County on community court, an alternative problem-solving court that seeks to identify and address the underlying challenges of court participants. We work closely with partners throughout the region to serve our community members and maintain public safety.

Our region is facing a housing crisis, and [there are currently people experiencing homelessness in Redmond](#). The City's homeless outreach administrator is presently working with 64 clients with direct ties to the Redmond area (employment, family, services, supports, etc.). The Health Through Housing initiative is one way to address housing needs, as it is a regional approach to bringing chronically homeless individuals off the street and into permanent, supportive housing in existing hotels and other facilities purchased by King County. For those experiencing homelessness, Health Through Housing will provide an opportunity to locate services where people are living.

To provide answers to common questions about the Health Through Housing project in Redmond, a [City of Redmond FAQ](#) is available. You may find that answers to questions one, two, five, six, seven, 13, 14 and 18 in the FAQ address your comments and concerns. More information about the Health Through Housing program can be found on the King County website at <https://kingcounty.gov/depts/community-human-services/initiatives/healththroughhousing.aspx> and via [King County's FAQ](#).

If you have any additional questions about the Health Through Housing Program, please contact King County at [health.through.housing@kingcounty.gov](mailto:health.through.housing@kingcounty.gov).

Again, thank you for sharing your comments regarding this announcement.

Sincerely,  
Mayor Birney

**Angela Birney** (she/her/hers)  
Mayor, City of Redmond

 425-556-2101  [mayor@redmond.gov](mailto:mayor@redmond.gov)  [www.redmond.gov](http://www.redmond.gov)

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-----Original Message-----

From: Jie Feng <jie9t9@gmail.com>  
Sent: Sunday, September 12, 2021 7:53 PM  
To: MayorCouncil <MayorCouncil@redmond.gov>  
Subject: Concern with Redmond Health Through Housing

External Email Warning! Use caution before clicking links or opening attachments.

I am writing to you to express my deep concern with the Redmond Silver Cloud Inn being used to house homeless without consideration of safety of the people who will be living there and in the neighborhoods.

I am supportive to help homeless especially families with children who experience hardship and need low cost housing and time to find jobs and turning things around.

However, the fact that the housing will allow drug use in unit and people with mental health issue as a result of drug use are very concerning. This makes it unsafe for the homeless families with children to live there. Also, the lack of security personnel makes it unsafe not only for the people living there but the neighborhood.

We have seen so many examples of increased crime with drugs and mental health issue as a result of drug. With many schools in proximity, we are putting our children at risk. I am deeply concerned that with drugs allowed, it will attract more drug dealer in the area, and doing more harm to our children than helping the homeless.

I am also deeply concerned that majority of the community nearby was only made aware after the purchase. I am asking you to stop the Redmond Health Through Housing before taking inputs and reaching agreement with the nearby community. I am asking you to prioritize homeless families with children, making it drug free, and have a security plan to ensure there is no increase in crime in the area.

Regards,

Jie Feng  
Redmond Resident

## Kim Dietz

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**From:** Paul Lou <paullou.realestate@gmail.com>  
**Sent:** Thursday, August 12, 2021 9:16 PM  
**To:** Angela Birney  
**Cc:** MayorCouncil  
**Subject:** Re: Concerns on Repurposing Silver Cloud Inn

**Categories:** No Action Required

**External Email Warning!** Use caution before clicking links or opening attachments.

Hi Angela,

Thank you for your quick response. I fully support solving the homeless crisis and the housing crisis in the region. Choosing a different location for the HTH program and providing people job opportunities (so they can stand on their feet) would work much better.

Thanks,  
Paul

On Wed, Aug 11, 2021 at 4:49 PM Angela Birney <[abirney@redmond.gov](mailto:abirney@redmond.gov)> wrote:

Hello Paul,

Thank you for your email regarding the recent announcement of King County's purchase of the Redmond Silver Cloud Inn as part of the Health Through Housing Initiative. I appreciate you taking the time to share your perspective with me. King County's Health Through Housing investment in Redmond will provide an opportunity to house people from our community. We recognize that homelessness cannot be addressed by a single jurisdiction on their own, and Redmond is one of many cities in the region supporting King County as a partner in a regional solution.

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Our region is facing a housing crisis, and [there are currently people experiencing homelessness in Redmond](#). The City's homeless outreach administrator is presently working with 64 clients with direct ties to the Redmond area (employment, family, services, supports, etc.). The Health Through Housing initiative is one way to address housing

needs, as it is a regional approach to bringing chronically homeless individuals off the street and into permanent, supportive housing in existing hotels and other facilities purchased by King County. For those experiencing homelessness, Health Through Housing will provide an opportunity to locate services where people are living.

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If you have any additional questions about the Health Through Housing Program, please contact King County at [health.through.housing@kingcounty.gov](mailto:health.through.housing@kingcounty.gov).

Again, thank you for sharing your comments regarding this announcement.

Sincerely,

Mayor Birney

**Angela Birney** (she/her/hers)

Mayor, City of Redmond

425-556-2101 [mayor@redmond.gov](mailto:mayor@redmond.gov) [www.redmond.gov](http://www.redmond.gov)

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**From:** Paul Lou <[paullou.realestate@gmail.com](mailto:paullou.realestate@gmail.com)>  
**Sent:** Wednesday, August 11, 2021 12:01 AM  
**To:** MayorCouncil <[MayorCouncil@redmond.gov](mailto:MayorCouncil@redmond.gov)>  
**Subject:** Concerns on Repurposing Silver Cloud Inn

**External Email Warning!** Use caution before clicking links or opening attachments.

Hi MayorCouncil,

My name is Paul Lou and I am a citizen. I used to work at Microsoft for many years. I have serious concerns about repurposing the hotel into a homeless shelter which allows drugs and alcohol. Helping homeless people is critical and I am willing to help. However, building a homeless shelter at that location is a big mistake IMHO. It will hurt the community and the future of Remond. I also would like to know who is driving the efforts because whoever is doing that does not seem to be listening to people and understanding people. Thank you.

Thanks,

Paul Lou

## Kim Dietz

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**From:** WA Asians 4 Equality <[admin@waasians4equality.org](mailto:admin@waasians4equality.org)>  
**Sent:** Friday, September 3, 2021 10:18 PM  
**To:** Carol Helland  
**Cc:** MayorCouncil  
**Subject:** Re: Consolidated Response

**External Email Warning!** Use caution before clicking links or opening attachments.

Dear Carol,

Thanks for writing this extensive response. I have copied you on several of my emails to county officials. I hope my points came across. People in the impacted neighborhood wants to be involved in the process. As of now they have been excluded from the process. I am responding to your replies in red below.

Council members, I am not asking anything out of ordinary. Rather, all I am asking, City of Bellevue already has them in their Ordinance. What is preventing the city of Redmond from doing the the right thing for its people? You were all copied on my emails to county officials. Watch the videos, read the news. The direct impact on the neighborhood is real. Even county officials are not denying it. As elected officials, it is your responsibility to represent and protect your constituents in the impacted neighborhood.

Regards,

Linda

On Aug 26, 2021, at 5:43 PM, Carol Helland <[chelland@redmond.gov](mailto:chelland@redmond.gov)> wrote:

*Dear Linda – I hear your concerns, and we are working to develop a holistic solution for all.*

*I know you have reached out to the Mayor, City Council members, and the City Clerk. I have consolidated the questions and requests that have been forwarded to me for reply and provided responses below. Please feel free to reach out to me directly if I can be of further assistance.*

**From Linda at WA Asians 4 Equity to the Mayor and City Council - I am writing to request the city council to amend Ordinance #3059 to:**

1. **Shorten the duration of the Interim Official Controls to 6 months.** Under RCW 36.70A.390, an interim zoning ordinance or interim official control may be effective for up to one year if a work plan is developed for related studies providing for such a longer period. The Planning Commission will be initiating review of permanent regulations during the fall and winter to comply with HB 1220. The Planning Commission will be holding study sessions, taking public comment, and holding a public hearing, which will culminate in a recommendation

that is expected to be transmitted to City Council in Q1 2022. The public is encouraged to participate in this planning process and the City will be sharing those dates in advance. An interim official control with a six-month effective period would expire on February 17, 2022. Given the uncertainty surrounding the surge in COVID-19 cases, and the multiple holidays that occur in November through January, a one year work plan was adopted by the City Council to enable the Planning Commission to complete its work supported with available staff resources. Linda - has the work plan been documented? If yes, where? And if a 6 month effective period is sufficient for cities such as Bellevue and Renton, it is hard to justify that city of Redmond needs one year??

2. **Request the city council to hold public hearing and modify the interim Official Control based on public comment and testimony.** Under RCW 36.70A.390, the City Council is required to hold a public hearing within 60 days of the adoption of the interim official control at which time they will affirm or amend the findings of fact that support the original adoption. During its consideration of the interim official control on August 17, the Redmond City Council set the required public hearing for October 5, 2021. The Planning Commission will be working to develop permanent regulations and will hold a public hearing before transmitting its recommendation to the City Council for adoption of permanent regulations in Q1 2022. The Planning Commission work plan schedule will be posted on the City website when it is available. Linda - I do not see anywhere in the Ordinance saying the City Council will affirm or amend the findings of fact that support the original adoption based on public hearing. In the Bellevue Ordinance, on the contrary, clearly states "to hear and consider public comment and testimony regarding this Interim Official Control. Following such hearing, the City Council may adopt additional findings of fact." What I am asking is for the city to amend the ordinance so that what you described is actually written in the ordinance so that people can refer back to and hold the city accountable.

**From Councilmember Fields in response to Linda at WA Asians 4 Equity:**

1. **What does this ordinance change to the process that existed when the County purchased the Silver Cloud property under the HB 1220 legislation?**

a. *Under the code in effect when the Silver Cloud was purchased, the use proposed by the County was permitted outright in the OV-1 zone where the hotel is located. The County would have been required only to apply for an administrative modification under RZC 21.76.090.D and a building change of use permit under the International Building Code.*

b. *Under the interim official control, the City takes advantage of the authority granted under state law to require owners and operators of Permanent Supportive Housing, Transitional Housing, Emergency Housing, and Emergency Shelters to enter into an occupancy agreement that describes the maximum occupancy, the owner and operator contact information, staff training, staff to client ratios, roles and responsibilities of staff, program rules and code of conduct, a safety and security plan, description of the eligibility and referral process for residency, and a parking management plan. The interim official control memorializes the County and City commitment to work collaboratively to adopt an operating agreement that will*

*support the successful deployment of a permanent supportive housing use at the prior location of the Silver Cloud in Overlake. In addition to the new requirement for an occupancy agreement, the County will still be required to apply for an administrative modification under RZC 21.76.090.D and a building change of use permit under the International Building Code.*

- 2. How does the ordinance impact the process to protect and encourage community outreach and participation as we move forward under the program?** *The process for the public to provide feedback will be during the Council public hearing on the interim official control that is scheduled for October 5, and during the Planning Commission public hearing on permanent regulations. These opportunities will help inform the City and County about the concerns people have raised and whether mitigation measures are appropriate for the permanent supportive housing use that is proposed.*
- 3. How does this ordinance compare to what other jurisdictions have passed?** *Staff have met with other Planning Directors in the region regarding the effects of HB 1220. We have researched Association of Washington Cities and MRSC advisories prepared regarding HB 1220 and have reviewed interim official controls prepared by staff in other jurisdictions including the cities of Bellevue, SeaTac, and Federal Way. The interim official control reflects the knowledge staff gained in a manner that is consistent with City of Redmond values as a welcoming community that is committed to promoting a variety of housing choices for all and meeting the housing needs of people who require supportive services including those experiencing homelessness. The City's commitment to supportive community services can be reviewed on the Redmond THRIVE [webpage](#). Individuals experiencing homelessness live among us now, in bushes and cars throughout our community. I have witnessed this personally during my participation in the one-night count in Redmond and in Overlake specifically. The City of Redmond is committed to progressively meeting the humanitarian crisis that faces us in partnership with King County. Providing a bed for a good night's sleep in a secure room is needed to help people experiencing chronic homelessness get their lives back on track. The interim official control provides a process path that will rapidly meet the demand for much needed housing that is appropriately integrated into our community.*

**From Linda at WA Asians 4 Equity to the City Clerk:**

- 1. Status of City Ordinance 3059** (<https://redmond.legistar.com/View.ashx?M=F&ID=9714814&GUID=936D3D1D-D972-441F-B302-08DEB14344A1>). **When will it take effect?** *The effective date of the interim official control is August 28<sup>th</sup>, 2021.*
- 2. Status of the permit for repurpose the former Silver Cloud Inn to County Health Through Housing facility?** *As of the date of this email, the City has not received required permit applications from the County. The County is required to apply for an administrative modification under RZC 21.76.090.D and a building change of use permit under the International Building Code.*

**Carol Helland** (she, her, hers)

Planning and Community Development Director City   
of Redmond

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 425-556-2107

 [chelland@redmond.gov](mailto:chelland@redmond.gov)

 [www.redmond.gov](http://www.redmond.gov)

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## Kim Dietz

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**From:** Michael Helman <michael.helman@gmail.com>  
**Sent:** Saturday, August 28, 2021 9:38 AM  
**To:** Angela Birney; Pamela Helman  
**Subject:** Re: Disappointment

**Categories:** No Action Required

**External Email Warning!** Use caution before clicking links or opening attachments.

I am sorry to say that the arguments you are making are flawed and to some extent lazy.

1. Yes. We need to help people BUT the solutions deployed by King county and city of Seattle to help people with drug abuse and mental illness have been nothing but a failure. I understand not all homeless people fall into one of these categories but there is enough data to show these are dominant factors. My argument is not theoretical. Walk in downtown Seattle, talk with the residents. When I took my kids and a couple visiting from Austing to visit Seattle, they all asked to go back to Redmond. Importing King county policies to Redmond is taking a significant public safety risk that is not needed and will not work. It already did not work in Seattle. We are just bringing the failure to Redmond under your watch.

2. The argument that the city of Redmond has nothing to do to stop this transaction sounds lazy to me. I am not an attorney but there are probably some legal avenues to explore before giving up. And at minimum, you could have been transparent about it and asked people to protest if you want in May. Your email actually said that you kept it confidential because it was a private real-estate transaction! Your residents are smart people and that argument is calling us stupid. A county buying a hotel repurposing it to be used for homeless people while allowing to use drugs/alcohol in the facility is a private transaction that deserves confidentiality??

The high level point is that this is very dangerous. The people in Seattle have seen fundamental change in their safety and their city. Stats show that many people moved out of Seattle in the past 1.5 years and your arguments for doing nothing indicate that you either do not care enough or that you just believe king county policies are working. A third option is that something is happening behind the scenes that we are not fully aware of. Either way, you are not serving the residents of the city well.

Michael

On Fri, Aug 27, 2021 at 4:24 PM Angela Birney <[abirney@redmond.gov](mailto:abirney@redmond.gov)> wrote:

Hello Michael,

Thank you for your email regarding the recent announcement of King County's purchase of the Redmond Silver Cloud Inn as part of the Health Through Housing Initiative. I appreciate you taking the time to share your perspective with me. King County's Health Through Housing investment in Redmond will provide an opportunity to house people from our

community. We recognize that homelessness cannot be addressed by a single jurisdiction on their own, and Redmond is one of many cities in the region supporting King County as a partner in a regional solution.

In Redmond, we work to help everyone in our community, regardless of socioeconomic status, housing situation, background, or any other factors. We continually strive to be a welcoming and inclusive community that affords opportunities for all. To support those in need, the City employs a homeless outreach administrator, and the Redmond Police Department has a mental health professional who deploys alongside patrol officers. The City also partners with King County on community court, an alternative problem-solving court that seeks to identify and address the underlying challenges of court participants. We work closely with partners throughout the region to serve our community members and maintain public safety.

Our region is facing a housing crisis, and [there are currently people experiencing homelessness in Redmond](#). The City's homeless outreach administrator is presently working with 64 clients with direct ties to the Redmond area (employment, family, services, supports, etc.). The Health Through Housing initiative is one way to address housing needs, as it is a regional approach to bringing chronically homeless individuals off the street and into permanent, supportive housing in existing hotels and other facilities purchased by King County. For those experiencing homelessness, Health Through Housing will provide an opportunity to locate services where people are living.

To provide answers to common questions about the Health Through Housing project in Redmond, a [City of Redmond FAQ](#) is available. You may find that answers to questions one, two, six, and seven in the FAQ address your comments and concerns. More information about the Health Through Housing program can be found on the King County website at <https://kingcounty.gov/depts/community-human-services/initiatives/healththroughhousing.aspx> and via [King County's FAQ](#).

If you have any additional questions about the Health Through Housing Program, please contact King County at [health.through.housing@kingcounty.gov](mailto:health.through.housing@kingcounty.gov).

Again, thank you for sharing your comments regarding this announcement.

Sincerely,

Mayor Birney

**Angela Birney** (she/her/hers)

Mayor, City of Redmond

425-556-2101 [mayor@redmond.gov](mailto:mayor@redmond.gov) [www.redmond.gov](http://www.redmond.gov)

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**From:** Michael Helman <[michael.helman@gmail.com](mailto:michael.helman@gmail.com)>

**Sent:** Sunday, August 22, 2021 6:44 PM

**To:** Mayor (Internet) <[Mayor@redmond.gov](mailto:Mayor@redmond.gov)>

**Subject:** Disappointment

**External Email Warning!** Use caution before clicking links or opening attachments.

Hello Mayor,

My wife and I are extremely disappointed by the decision and the process leading to the new homeless shelter. Especially after what we have seen the outcome of these kinds of policies in Seattle. We will be sure to work hard and vote you out and get a mayor that better represents the residents' needs.

Best,

Michael

## Kim Dietz

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**From:** Andy Van Wormer <a.vwormer@gmail.com>  
**Sent:** Friday, September 10, 2021 9:54 AM  
**To:** Angela Birney  
**Subject:** Re: Drug Zone 0.3 miles from Drug Free Zone

**External Email Warning!** Use caution before clicking links or opening attachments.

Mayor Birney,

Thanks for your reply. It would demonstrate tremendous leadership if you personally lived near one of these facilities, and could experience its impact, before dictating it on thousands of your constituents across town without a vote.

Is there anything the people of the Overlake community can do to block the rezoning to a homeless facility?. Do the people of Redmond have any power here? Together as a community through voting, we can come up with a better solution to help the homeless, without negatively impacting safety, schools, and businesses.

Andy

On Thu, Sep 9, 2021 at 3:20 PM Angela Birney <[abirney@redmond.gov](mailto:abirney@redmond.gov)> wrote:

Hello Andy,

Thank you for your email regarding the recent announcement of King County's purchase of the Redmond Silver Cloud Inn as part of the Health Through Housing Initiative. I appreciate you taking the time to share your perspective with me. King County's Health Through Housing investment in Redmond will provide an opportunity to house people from our community. We recognize that homelessness cannot be addressed by a single jurisdiction on their own, and Redmond is one of many cities in the region supporting King County as a partner in a regional solution.

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supportive housing in existing hotels and other facilities purchased by King County. For those experiencing homelessness, Health Through Housing will provide an opportunity to locate services where people are living.

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If you have any additional questions about the Health Through Housing Program, please contact King County at [health.through.housing@kingcounty.gov](mailto:health.through.housing@kingcounty.gov).

Again, thank you for sharing your comments regarding this announcement.

Sincerely,

Mayor Birney

**Angela Birney** (she/her/hers)

Mayor, City of Redmond

 425-556-2101  [mayor@redmond.gov](mailto:mayor@redmond.gov)  [www.redmond.gov](http://www.redmond.gov)

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**From:** Andy Van Wormer <[a.vwormer@gmail.com](mailto:a.vwormer@gmail.com)>  
**Sent:** Tuesday, September 7, 2021 9:40 PM  
**To:** MayorCouncil <[MayorCouncil@redmond.gov](mailto:MayorCouncil@redmond.gov)>; [angela.birney@redmond.gov](mailto:angela.birney@redmond.gov)  
**Subject:** Drug Zone 0.3 miles from Drug Free Zone

**External Email Warning!** Use caution before clicking links or opening attachments.

Angela,

Thanks for your public service. The homeless fentanyl situation is not easy, but this has not been handled well. Your decision to allow fentanyl so close to schools is concerning. Though we only bought our house a few months ago, we're already looking to move out of the Overlake area based on this decision and worries of future leadership.

Please do the right thing and move the site away from the school, or make it a drug free site. Please also allow your constituents to vote on these topics. You would not put a fentanyl site in your neighborhood.

Your resident,

Andy

## Kim Dietz

---

**From:** Ravi Shankar <ravi\_shankar12@hotmail.com>  
**Sent:** Saturday, August 21, 2021 11:24 AM  
**To:** Angela Birney  
**Cc:** MayorCouncil; claudia.balducci@kingcounty.gov; council@kingcounty.gov; council@bellevuewa.gov  
**Subject:** Re: Homeless Hotel @ 2122 152nd Ave NE, Redmond, WA

**External Email Warning!** Use caution before clicking links or opening attachments.

Dear Ms. Angela Birney,

Thank you for the quick response and much appreciated your promptness. It would appear that your office was in as much darkness as most of us regarding this acquisition of Silver Cloud in Redmond. So long as the safety of the residents around and children going to schools and returning are kept safe by your team, there should be no reservation. Hope you are providing such assurance of safety as mentioned in the earlier email.

Once again, thank you and look forward to your feedback.

Sincerely,

Commodore Ravi Shankar

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**From:** Angela Birney <abirney@redmond.gov>  
**Sent:** Friday, August 20, 2021 4:15 PM  
**To:** Ravi Shankar <ravi\_shankar12@hotmail.com>  
**Cc:** MayorCouncil <MayorCouncil@redmond.gov>; claudia.balducci@kingcounty.gov<claudia.balducci@kingcounty.gov>; council@kingcounty.gov <council@kingcounty.gov>; council@bellevuewa.gov<council@bellevuewa.gov>  
**Subject:** RE: Homeless Hotel @ 2122 152nd Ave NE, Redmond, WA

Hello Ravi,

Thank you for your email regarding the recent announcement of King County's purchase of the Redmond Silver Cloud Inn as part of the Health Through Housing Initiative. I appreciate you taking the time to share your perspective with me. King County's Health Through Housing investment in Redmond will provide an opportunity to house people from our community. We recognize that homelessness cannot be addressed by a single jurisdiction on their own, and Redmond is one of many cities in the region supporting King County as a partner in a regional solution.

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If you have any additional questions about the Health Through Housing Program, please contact King County at [health.through.housing@kingcounty.gov](mailto:health.through.housing@kingcounty.gov).

Again, thank you for sharing your comments regarding this announcement.

Sincerely,  
Mayor Birney

**Angela Birney** (she/her/hers)  
Mayor, City of Redmond

📞 425-556-2101 📧 [mayor@redmond.gov](mailto:mayor@redmond.gov) ↗ [www.redmond.gov](http://www.redmond.gov)

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**From:** Ravi Shankar <ravi\_shankar12@hotmail.com>  
**Sent:** Friday, August 20, 2021 11:57 AM  
**To:** claudia.balducci@kingcounty.gov; Mayor (Internet) <Mayor@redmond.gov>; council@kingcounty.gov; council@resmond.gov; council@bellevuewa.gov  
**Subject:** Homeless Hotel @ 2122 152nd Ave NE, Redmond, WA

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Dear elected Ladies & Gentlemen,

Whereas providing a reasonable shelter to homeless personnel is extremely laudable and generous, I am totally taken aback and dumb founded seeing them come so close to our schools, busy shopping area and many other businesses, which will be a great attraction for many homeless. As it is we notice many standing at every street corner with signboards for help and some holding small children and some pregnant women (visual indication) as well. While all homeless cannot be painted with a broad brush, there are several who cannot be trusted for various reasons, all too well known. Bringing them so close to the schools and exposing them to possible dangers with no security or police presence just does not make any sense. We are asking for serious trouble and the writing is on the wall.

In the interest of small children going to 12 different schools within 1 mile radius to the planned housing site, please reconsider accommodating the homeless in the middle of residential area, which has been peaceful thus far. We urge all the elected officials to use their means to reexamine and stop this. I really would like to know how many of the elected officials would like to accommodate the homeless as their immediate next-door neighbors ??

This is not a criticism by any stretch but just an appeal for reconsideration. I look forward to your early response.

Sincerely,

Commodore Ravi Shankar, IN (Retd)  
14830 NE 16th St  
Bellevue, WA 98007  
T : 425 518 9713

## Kim Dietz

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**From:** Kele Holt <hiskidkel@msn.com>  
**Sent:** Thursday, September 9, 2021 3:13 PM  
**To:** Angela Birney  
**Subject:** Re: Homeless Hotel

**Categories:** No Action Required

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Hello Angela,

Thank you for your response. I do have compassion for the homeless. I just worry about effect it will have on the surrounding area / businesses / community. But, at least King County is taking action to improve the situation of tent cities. I like the idea of these tiny homes too but wonder about the sanitation. I guess the proof will be in the pudding. (whatever that means! LOL!) We'll see how it turns out. Well, I hope!

Regards,  
Kele Holt

---

**From:** Angela Birney <abirney@redmond.gov>  
**Sent:** Thursday, September 9, 2021 2:39 PM  
**To:** Kele Holt <Hiskidkel@msn.com>  
**Cc:** MayorCouncil <MayorCouncil@redmond.gov>  
**Subject:** RE: Homeless Hotel

Hello Kele,

Thank you for your email regarding the recent announcement of King County's purchase of the Redmond Silver Cloud Inn as part of the Health Through Housing Initiative. I appreciate you taking the time to share your perspective with me. I would like to confirm that this site will not be a homeless shelter.

King County's Health Through Housing investment in Redmond will provide an opportunity to house people from our community. We recognize that homelessness cannot be addressed by a single jurisdiction on their own, and Redmond is one of many cities in the region supporting King County as a partner in a regional solution.

In Redmond, we work to help everyone in our community, regardless of socioeconomic status, housing situation, background, or any other factors. We continually strive to be a welcoming and inclusive community that affords opportunities for all. To support those in need, the City employs a homeless outreach administrator, and the Redmond Police Department has a mental health professional who deploys alongside patrol officers. The City also partners with King County on community court, an alternative problem-solving court that seeks to identify and address the underlying challenges of court participants. We work closely with partners throughout the region to serve our community members and maintain public safety.

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needs, as it is a regional approach to bringing chronically homeless individuals off the street and into permanent, supportive housing in existing hotels and other facilities purchased by King County. For those experiencing homelessness, Health Through Housing will provide an opportunity to locate services where people are living.

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If you have any additional questions about the Health Through Housing Program, please contact King County at [health.through.housing@kingcounty.gov](mailto:health.through.housing@kingcounty.gov).

Again, thank you for sharing your comments regarding this announcement.

Sincerely,  
Mayor Birney

**Angela Birney** (she/her/hers)

Mayor, City of Redmond

425-556-2101 | [mayor@redmond.gov](mailto:mayor@redmond.gov) | [www.redmond.gov](http://www.redmond.gov)

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**From:** Kele Holt <Hiskidkel@msn.com>  
**Sent:** Thursday, September 9, 2021 9:14 AM  
**To:** MayorCouncil <MayorCouncil@redmond.gov>  
**Subject:** Homeless Hotel

**External Email Warning!** Use caution before clicking links or opening attachments.

Why were our tax dollars spent on a hotel for homeless where drug use will be ok and sex offenders will be able to live without tax payers approval and vote? Is this true?

I don't have a problem with homeless to get them back on their feet, with strict rules and time limits. But to just give the pricey hotel over to people who have serious drug and mental issues is dangerous to the neighborhood and a magnet for more of the same. I can't understand how this is helpful to the homeless. Is it also true there will be no paid security?

Why would you want to bring this type of thing to our beautiful city? Isn't your job to protect and improve our city?

Please rethink this and present it to the people who support and to whom the city belongs for a vote.

Sincerely,

Kele Holt  
21014 NE 67<sup>th</sup> Street  
Redmond, WA 98053

Sent from [Mail](#) for Windows

## Kim Dietz

---

**From:** Alexander Nosov <alex.nosov@hotmail.com>  
**Sent:** Friday, August 13, 2021 1:15 AM  
**To:** Angela Birney  
**Cc:** MayorCouncil  
**Subject:** RE: Homeless hotel proposal on the 152th Ave NE in Redmond

**Categories:** No Action Required

**External Email Warning!** Use caution before clicking links or opening attachments.

Hi Angela,

Thank you for your email. I am disappointed however that your response does not address a very specific safety concern that I articulated. I feel like you are giving me a very generic answer instead.

I would really appreciate if you could show to me that you are taking these safety concerns seriously and how you are planning to address them.

Regards,

Alexander Nosov

---

**From:** Angela Birney <abirney@redmond.gov>  
**Sent:** Thursday, August 12, 2021 12:42 PM  
**To:** Alexander Nosov <alex.nosov@hotmail.com>  
**Cc:** MayorCouncil <MayorCouncil@redmond.gov>  
**Subject:** RE: Homeless hotel proposal on the 152th Ave NE in Redmond

Hello Alexander,

Thank you for your email regarding the recent announcement of King County's purchase of the Redmond Silver Cloud Inn as part of the Health Through Housing Initiative. I appreciate you taking the time to share your perspective with me. King County's Health Through Housing investment in Redmond will provide an opportunity to house people from our community. We recognize that homelessness cannot be addressed by a single jurisdiction on their own, and Redmond is one of many cities in the region supporting King County as a partner in a regional solution.

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If you have any additional questions about the Health Through Housing Program, please contact King County at [health.through.housing@kingcounty.gov](mailto:health.through.housing@kingcounty.gov).

Again, thank you for sharing your comments regarding this announcement.

Sincerely,  
Mayor Birney

**Angela Birney** (she/her/hers)

Mayor, City of Redmond

425-556-2101 [mayor@redmond.gov](mailto:mayor@redmond.gov) [www.redmond.gov](http://www.redmond.gov)

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**From:** Alexander Nosov <[alex.nosov@hotmail.com](mailto:alex.nosov@hotmail.com)>  
**Sent:** Thursday, August 12, 2021 10:05 AM  
**To:** MayorCouncil <[MayorCouncil@redmond.gov](mailto:MayorCouncil@redmond.gov)>  
**Subject:** Homeless hotel proposal on the 152th Ave NE in Redmond

**External Email Warning!** Use caution before clicking links or opening attachments.

Greetings,

I am writing to express my extreme concern with the plan of opening a homeless hotel in this location. I am learning that it won't be a drug free zone with alcohol and drug use permitted. Also that no security is planned. This location is within 1 mile of 12 schools and learning centers with 2500 registered students. This plan cannot move forward without studying the impact on the local neighborhoods and without public hearing. I am also concerned that the public money have been spent on such a consequential project without public hearing or comment.

Thank you for you prompt attention to this matter

Regards,

Alexander Nosov  
14642 NE 16<sup>th</sup> St, Bellevue, WA  
425-922-9081

## Kim Dietz

---

**From:** Vera Brodsky <brodsky7@hotmail.com>  
**Sent:** Monday, August 30, 2021 6:07 PM  
**To:** Angela Birney  
**Cc:** MayorCouncil  
**Subject:** Re: Homeless hotel purchase

**Categories:** No Action Required

**External Email Warning!** Use caution before clicking links or opening attachments.

This is very standard message.

You are not addressing the issue of drugs , metal issue , rape , violence and alcoholism! You are providing safe heaven for people to practice their bad habits and encourage them! Why not offer rehab and specifically profit alcohol, illegal drugs and crime! You are not helping homeless you are promoting it by offering housing with no responsibility! Why would someone want to get better if they get to do what they want and live for free! Why do I have to pay for it as taxpayer! Why did you not ask us the tax payers on how to use our money!

Why don't you put them next to your house! I know mayor lives on the other side of redmond and her family will not be impacted! Will she welcome same people in her neighborhood and backyard ? Or is she only willing to destroy our lives!

I just hope you get to taste your own medicine'

Sent from my iPhone  
Vera Brodsky  
Managing Broker  
[www.verabrodsky.com](http://www.verabrodsky.com)  
206 412 7792  
[vera@verabrodsky.com](mailto:vera@verabrodsky.com)

On Aug 30, 2021, at 1:06 PM, Angela Birney <[abirney@redmond.gov](mailto:abirney@redmond.gov)> wrote:

Hello Vera,

Please accept my apologies for the delayed response. Thank you for your reply below, as well as the two additional emails you sent (both attached). I would like to share with you additional information regarding the Health Through Housing Project.

King County's Health Through Housing investment in Redmond will provide an opportunity to house people from our community. We recognize that homelessness cannot be addressed by a single jurisdiction on their own, and Redmond is one of many cities in the region supporting King County as a partner in a regional solution.

In Redmond, we work to help everyone in our community, regardless of socioeconomic status, housing situation, background, or any other factors. We continually strive to be a welcoming and inclusive

community that affords opportunities for all. To support those in need, the City employs a homeless outreach administrator, and the Redmond Police Department has a mental health professional who deploys alongside patrol officers. The City also partners with King County on community court, an alternative problem-solving court that seeks to identify and address the underlying challenges of court participants. We work closely with partners throughout the region to serve our community members and maintain public safety.

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To provide answers to common questions about the Health Through Housing project in Redmond, a [City of Redmond FAQ](#) is now available. You may find that answers to questions five, six, seven, 10, 14, and 15 in the FAQ address your comments and concerns.

Sincerely,  
Mayor Birney

**Angela Birney** (she/her/hers)  
Mayor, City of Redmond

<image002.png>  
425-556-2101  
<image004.png>  
[mayor@redmond.gov](mailto:mayor@redmond.gov)  
<image006.png>  
[www.redmond.gov](http://www.redmond.gov)

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---

**From:** Vera Brodsky <brodsky7@hotmail.com>  
**Sent:** Friday, July 16, 2021 10:09 AM  
**To:** Angela Birney <abirney@redmond.gov>  
**Subject:** Re: Homeless hotel purchase

**External Email Warning!** Use caution before clicking links or opening attachments.

So you will be bringing homeless people to where there are none! You are allowing drugs and alcohol!  
You are creating very dangerous situation.

How can we stop this from taking place???

Sent from my iPhone  
Vera Brodsky  
Managing Broker

[www.verabrodsky.com](http://www.verabrodsky.com)  
206 412 7792  
[vera@verabrodsky.com](mailto:vera@verabrodsky.com)

On Jul 16, 2021, at 9:44 AM, Angela Birney <[abirney@redmond.gov](mailto:abirney@redmond.gov)> wrote:

Hello,

Thank you for your email regarding the announcement of King County's purchase of the Redmond Silver Cloud Inn as part of the Health Through Housing Initiative. I appreciate you taking time to share your perspective.

The hotel in Overlake will be the next location for King County's Health Through Housing program. Health Through Housing is a regional approach to bring in chronically homeless individuals off the street and into permanent, supportive housing in existing hotel and other facilities purchased by King County. The program has also acquired facilities in Queen Anne, North Seattle, Renton, and now Redmond.

I would like to share the following resources with you, as they offer more information about this effort led by King County:

- **King County News Release:** <https://kingcounty.gov/elected/executive/constantine/news/release/2021/July/14-redmond-health-through-housing.aspx>
- **Health Through Housing Fact Sheet** – Attached
- **Health Through Housing FAQs** – Attached
- **Health Through Housing Webpage** – <https://kingcounty.gov/depts/community-human-services/initiatives/healththroughhousing.aspx>

If you have any questions, comments, or concerns, please contact King County through the designated Health Through Housing channels at [health.through.housing@kingcounty.gov](mailto:health.through.housing@kingcounty.gov) or 206-263-6766, and King County staff will respond.

Again, thank you for sharing your comments regarding this announcement.

Sincerely,  
Mayor Birney

**Angela Birney** (she/her/hers)  
Mayor, City of Redmond

<image001.png>  
425-556-2101  
<image002.png>  
[mayor@redmond.gov](mailto:mayor@redmond.gov)  
<image003.png>  
[www.redmond.gov](http://www.redmond.gov)

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**From:** Vera Brodsky <[brodsky7@hotmail.com](mailto:brodsky7@hotmail.com)>  
**Sent:** Thursday, July 15, 2021 9:08 AM  
**To:** Mayor (Internet) <[Mayor@redmond.gov](mailto:Mayor@redmond.gov)>  
**Subject:** Homeless hotel purchase

**External Email Warning!** Use caution before clicking links or opening attachments.

Good morning

As a resident of Redmond I am very concerned about your recent decision of opening up a homeless hotel in the heart of Redmond/Bellevue area. Not only are you making this decision without considering how it will impact the children living around, but you are putting our lives at risk.

This decision will not only bring down our streets, shopping, and small business but put our lives at risk with drugs, alcohol, tents, etc.

Please explain how you came up with this decision and what can be done to stop it!  
How can you secure safety of our lives and lives of our children.

This is what we were trying to get away from in Seattle and you are destroying our city.

Sent from [Mail](#) for Windows 10

<HTH - Redmond Fact Sheet.pdf>  
<HTH - Redmond Q&A.pdf>

<mime-attachment>  
<mime-attachment>

## Kim Dietz

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**From:** Thuan Vu <thuanvuwa2006@gmail.com>  
**Sent:** Friday, August 20, 2021 10:20 AM  
**To:** Angela Birney  
**Subject:** Re: Hotel purchase for homeless in Redmond- Objection!

**External Email Warning!** Use caution before clicking links or opening attachments.

Thanks Mayor Birney for your response.

I agree that we should help those who face housing issues, but we need to make sure our community will remain safe and secured like before, no drug use and crime should happen in our Redmond. We have to work 2-3 jobs, pay so much taxes so we deserve to live in the good place like Redmond. Please do not make Redmond to become Seattle!

Thanks so much!

Tina.

Sent from my iPhone

On Aug 20, 2021, at 9:05 AM, Angela Birney <abirney@redmond.gov> wrote:

Hello Tina,

Thank you for your email regarding the recent announcement of King County's purchase of the Redmond Silver Cloud Inn as part of the Health Through Housing Initiative. I appreciate you taking the time to share your perspective with me. King County's Health Through Housing investment in Redmond will provide an opportunity to house people from our community. We recognize that homelessness cannot be addressed by a single jurisdiction on their own, and Redmond is one of many cities in the region supporting King County as a partner in a regional solution.

In Redmond, we work to help everyone in our community, regardless of socioeconomic status, housing situation, background, or any other factors. We continually strive to be a welcoming and inclusive community that affords opportunities for all. To support those in need, the City employs a homeless outreach administrator, and the Redmond Police Department has a mental health professional who deploys alongside patrol officers. The City also partners with King County on community court, an alternative problem-solving court that seeks to identify and address the underlying challenges of court participants. We work closely with partners throughout the region to serve our community members and maintain public safety.

Our region is facing a housing crisis, and [there are currently people experiencing homelessness in Redmond](#). The City's homeless outreach administrator is presently working with 64 clients with direct ties to the Redmond area (employment, family, services, supports, etc.). The Health Through Housing initiative is one way to address housing needs, as it is a regional approach to bringing chronically homeless individuals off the street and into permanent, supportive housing in existing hotels and other facilities purchased by King County. For those experiencing homelessness, Health Through Housing will provide an opportunity to locate services where people are living.

To provide answers to common questions about the Health Through Housing project in Redmond, a [City of Redmond FAQ](#) is available. You may find that answers to questions one and seven address your comments and concerns. More information about the Health Through Housing program can be found on the King County website at <https://kingcounty.gov/depts/community-human-services/initiatives/healththroughhousing.aspx> and via [King County's FAQ](#).

If you have any additional questions about the Health Through Housing Program, please contact King County at [health.through.housing@kingcounty.gov](mailto:health.through.housing@kingcounty.gov).

Again, thank you for sharing your comments regarding this announcement.

Sincerely,  
Mayor Birney

**Angela Birney** (she/her/hers)  
Mayor, City of Redmond

<image007.png>  
425-556-2101  
<image008.png>  
[mayor@redmond.gov](mailto:mayor@redmond.gov)  
<image009.png>  
[www.redmond.gov](http://www.redmond.gov)

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**From:** Thuan Vu <thuanvuwa2006@gmail.com>  
**Sent:** Wednesday, August 18, 2021 12:53 PM  
**To:** Mayor (Internet) <Mayor@redmond.gov>  
**Subject:** Hotel purchase for homeless in Redmond- Objection!

**External Email Warning!** Use caution before clicking links or opening attachments.

Hi Mayor,  
I am writing to protest the hotel purchase for homeless that is happening in Redmond. Redmond has been very safe and now you're bring in crime, drug users to this area. We, the ordinary people, need to have our safe community in Redmond. Please cancel the purchase contract. You need to buy the shelter for homeless in the rura area so they don't bring trouble for us.  
Thanks for your listening to the local residents.  
Tina

## Kim Dietz

---

**From:** Anna Henke-Gunvaldson <triathleta@comcast.net>  
**Sent:** Tuesday, October 5, 2021 1:48 PM  
**To:** Angela Birney  
**Subject:** RE: Let's work together  
  
**Categories:** No Action Required

**External Email Warning!** Use caution before clicking links or opening attachments.

Thank you Mayor Birney for taking the time to reply and sharing the information below. Greatly appreciated.

I think we all are aware of the housing and homeless crisis in our area. I also believe that we all want to find a solution for it, one that works for all. I believe that in open dialog, transparency, and collaboration, common ground can be found as we each learn and understand what we all worry about and are afraid of.

For that, I support the Safe Eastside group's requests to amend the ordinance based on examples from other cities (Bellingham, Kent, Bellevue) to include some limitations with regards to numbers of residents, prohibiting sex offenders and drug use, accepting families and more. Providing those amendments alone would re-establish trust and pave the way for collaboration and finding a solution that works for all.

Best,  
Anna Henke-Gunvaldson

On 10/05/2021 1:31 PM Angela Birney <abirney@redmond.gov> wrote:

Hello Anna,

Thank you for your email regarding the recent announcement of King County's purchase of the Redmond Silver Cloud Inn as part of the Health Through Housing Initiative. I have received three emails from you, two of which are attached, and the other below. Please accept my apologies for the delayed response from me. The response you received on September 20 from Planning and Community Development Director Carol Helland was on my behalf.

Additionally, please find below some additional information that I would like to share with you. This is the same information that I have been sharing with all who have reached out regarding King County's Health Through Housing effort. I am sharing the same information with everyone, as I want to ensure consistency.

King County's Health Through Housing investment in Redmond will provide an opportunity to house people from our community. We recognize that homelessness cannot be addressed by a single jurisdiction on their own, and Redmond is one of many cities in the region supporting King County as a partner in a regional solution.

In Redmond, we work to help everyone in our community, regardless of socioeconomic status, housing situation, background, or any other factors. We continually strive to be a welcoming and inclusive community that affords opportunities for all. To support those in need, the City employs a homeless outreach administrator, and the Redmond Police Department has a mental health professional who deploys alongside patrol officers. The City also partners with King County on community court, an alternative problem-solving court that seeks to identify and address the underlying challenges of court participants. We work closely with partners throughout the region to serve our community members and maintain public safety.

Our region is facing a housing crisis, and [there are currently people experiencing homelessness in Redmond](#). The City's homeless outreach administrator is presently working with 64 clients with direct ties to the Redmond area (employment, family, services, supports, etc.). The Health Through Housing initiative is one way to address housing needs, as it is a regional approach to bringing chronically homeless individuals off the street and into permanent, supportive housing in existing hotels and other facilities purchased by King County. For those experiencing homelessness, Health Through Housing will provide an opportunity to locate services where people are living. I would like to confirm that this site will not be a homeless shelter.

To provide answers to common questions about the Health Through Housing project in Redmond, the City has created a [Health Through Housing webpage](#), and a [City of Redmond FAQ](#) is available. If you have not already explored the City's FAQ, I encourage you to review the information provided, as many of the answers address the comments and concerns you raise. More information about the Health Through Housing program can be found on the King County website at <https://kingcounty.gov/depts/community-human-services/initiatives/healththroughhousing.aspx> and via [King County's FAQ](#).

If you have any additional questions about the Health Through Housing Program, please contact King County at [health.through.housing@kingcounty.gov](mailto:health.through.housing@kingcounty.gov).

Again, thank you for sharing your comments regarding this announcement. I appreciate you taking the time to share your perspective with me.

Sincerely,

Mayor Birney

**Angela Birney** (she/her/hers)

Mayor, City of Redmond

📞 425-556-2101 📧 [mayor@redmond.gov](mailto:mayor@redmond.gov) ➡ [www.redmond.gov](http://www.redmond.gov)

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**From:** Anna Henke-Gunvaldson <triathleta@comcast.net>

**Sent:** Tuesday, October 5, 2021 9:30 AM

**To:** Mayor (Internet) <Mayor@redmond.gov>

**Subject:** Let's work together

**External Email Warning!** Use caution before clicking links or opening attachments.

Dear Mayor Birney,

I have been following the news and discussions about the plans for the Silver Cloud Inn in Redmond and have shared my concerns during the past several weeks with the Redmond City Council, you, and several members of the King County Executive.

As a lot of other residents and constituents of Redmond and Bellevue, my biggest concern is the lack of transparency with regards to plans for the space, safety & security, ordinance 3059, and collaboration between the governments and the citizens of the communities impacted by these plans.

I have received replies from various members of the Redmond City Council, and even from the King County Executive branch explaining, clarifying, and demonstrating a willingness to share information and work together in open dialogue.

I have not seen any replies or messaging coming directly from you / your office to clarify, justify, or rectify any of the information out there how you misrepresented the facts about ordinance 3059, thus cutting off opportunities to amend the ordinance to be more inclusive and consider public input. That is very disappointing.

Please. Be an advocate for your city! There is so much corruption in politics, a lot of politicians are only interested in their own gain and advancement - be an example of collaboration and listening to your constituents. Transparency and accountability fosters

trust, and we want to trust our elected officials that they're doing the right things and work with our interests in mind.

I'm hoping that by listening to your constituents concerns we can find ways to collaborate together on these issues and concerns and find a resolution that works for all, and a path forward together.

Sincerely,

Anna Henke-Gunvaldson

## Kim Dietz

---

**From:** Sergey Blagodurov <blagodurov@gmail.com>  
**Sent:** Sunday, August 22, 2021 9:05 PM  
**To:** Angela Birney  
**Cc:** MayorCouncil  
**Subject:** Re: On the issue of the Redmond Health through Housing site

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Mayor Birney,

Why are you deaf to reasonable pleas from the community? We don't want drug addicts or sex offenders directly next to the schools and kindercare. If a child finds and gets hurt by a fentanyl needle left by one of these tenants, who will be criminally responsible for the consequences? What about drug dealers that will move into the area to sell drugs to the tenants of this site? Why no security? Why is it hard to hear what we're saying? We try to protect people around us.

We feel hopeless, ignored, and backed into the corner by our elected officials as this drug den is shoved down our throats without notice or any input from the community. We will stop it!

--Sergey Blagodurov, Crossroads resident

On Fri, Aug 20, 2021 at 2:58 PM Angela Birney <[abirney@redmond.gov](mailto:abirney@redmond.gov)> wrote:

Hello Sergey,

Thank you for your email regarding the recent announcement of King County's purchase of the Redmond Silver Cloud Inn as part of the Health Through Housing Initiative. I appreciate you taking the time to share your perspective with me. King County's Health Through Housing investment in Redmond will provide an opportunity to house people from our community. We recognize that homelessness cannot be addressed by a single jurisdiction on their own, and Redmond is one of many cities in the region supporting King County as a partner in a regional solution.

In Redmond, we work to help everyone in our community, regardless of socioeconomic status, housing situation, background, or any other factors. We continually strive to be a welcoming and inclusive community that affords opportunities for all. To support those in need, the City employs a homeless outreach administrator, and the Redmond Police Department has a mental health professional who deploys alongside patrol officers. The City also partners with King County on community court, an alternative problem-solving court that seeks to identify and address the underlying challenges of court participants. We work closely with partners throughout the region to serve our community members and maintain public safety.

Our region is facing a housing crisis, and [there are currently people experiencing homelessness in Redmond](#). The City's homeless outreach administrator is presently working with 64 clients with direct ties to the Redmond area

(employment, family, services, supports, etc.). The Health Through Housing initiative is one way to address housing needs, as it is a regional approach to bringing chronically homeless individuals off the street and into permanent, supportive housing in existing hotels and other facilities purchased by King County. For those experiencing homelessness, Health Through Housing will provide an opportunity to locate services where people are living.

To provide answers to common questions about the Health Through Housing project in Redmond, a [City of Redmond FAQ](#) is available. You may find that answers to questions six, 11, 14, and 15 address your comments and concerns. More information about the Health Through Housing program can be found on the King County website at <https://kingcounty.gov/depts/community-human-services/initiatives/healththroughhousing.aspx> and via [King County's FAQ](#).

If you have any additional questions about the Health Through Housing Program, please contact King County at [health.through.housing@kingcounty.gov](mailto:health.through.housing@kingcounty.gov).

Again, thank you for sharing your comments regarding this announcement.

Sincerely,

Mayor Birney

**Angela Birney** (she/her/hers)

Mayor, City of Redmond

 425-556-2101  [mayor@redmond.gov](mailto:mayor@redmond.gov)  [www.redmond.gov](http://www.redmond.gov)

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**From:** Sergey Blagodurov <[blagodurov@gmail.com](mailto:blagodurov@gmail.com)>  
**Sent:** Thursday, August 12, 2021 3:59 PM  
**To:** MayorCouncil <[MayorCouncil@redmond.gov](mailto:MayorCouncil@redmond.gov)>  
**Subject:** On the issue of the Redmond Health through Housing site

**External Email Warning!** Use caution before clicking links or opening attachments.

Dear Members of the Redmond City Council,

My name is Sergey Blagodurov, my family and I have been living and working in the Crossroads area since 2014. I greatly enjoy my lively neighborhood, so I am writing to you to express my concern about the latest acquisition of the King county's "Health through Housing" (HtH) initiative: a former Silver Cloud Inn near the old Sears building.

Homeless is a serious regional issue. We can't stay still and watch this issue snowballing. While we are happy to contribute to the solution, we also want to make sure that our neighborhood is safe for our family and businesses. What angers people the most is the lack of transparency and communication. Therefore, **our first demand is that the Redmond Health Through Housing hotel should NOT be permitted to open until the county, city and people of Redmond have a chance to get together and reach a consensus.** The Redmond HtH hotel needs the community's buy-in and support to be successful. A large public hearing MUST be held before the city permit is issued.

People become homeless due to many different reasons. In order to stop the homeless population from growing, we need to prioritize helping people who are able to get back on their feet to transition out of homeless ASAP. **Our second demand is that the tenants of the Redmond HtH hotel should be people who are capable of transitioning out of homeless in the near future. People with mental illness and /or substance use problems should be put through rehabilitation programs first.**

There are 12 schools within 1 mile of the Redmond HtH hotel. For the safety of our future generation, **we demand the Redmond HtH hotel to be a drug free building, and tenants must pass background checks. Child abusers, pedophiles, or any kind of sex offenders should not be allowed to stay in the Redmond HtH hotel.**

While we are sympathetic to the goal of the HtH program of helping homeless persons to get back on their feet, I am very concerned with the deterioration of the safety of the neighborhood that we call our home for many years due to the drug use.

--Sergey Blagodurov, Crossroads resident

## Kim Dietz

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**From:** Kan Qiu <info@safeeastside.com>  
**Sent:** Thursday, August 12, 2021 8:30 PM  
**To:** Angela Birney  
**Cc:** MayorCouncil  
**Subject:** RE: Permit Process update for Silver Cloud Inn as a homeless hotel

**External Email Warning!** Use caution before clicking links or opening attachments.

Thank you for the templated response, unfortunately it didn't answer what I was asking. Could you please provide me status update on the HTH permit? And please put me in contact with the person in charge of the HTH permit.

Thanks

Kyle

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**From:** [Angela Birney](#)  
**Sent:** Thursday, August 12, 2021 1:20 PM  
**Cc:** [MayorCouncil](#)  
**Subject:** RE: Permit Process update for Silver Cloud Inn as a homeless hotel

Hello Kyle,

Thank you for your email regarding the recent announcement of King County's purchase of the Redmond Silver Cloud Inn as part of the Health Through Housing Initiative. I appreciate you taking the time to share your perspective with me. King County's Health Through Housing investment in Redmond will provide an opportunity to house people from our community. We recognize that homelessness cannot be addressed by a single jurisdiction on their own, and Redmond is one of many cities in the region supporting King County as a partner in a regional solution.

In Redmond, we work to help everyone in our community, regardless of socioeconomic status, housing situation, background, or any other factors. We continually strive to be a welcoming and inclusive community that affords opportunities for all. To support those in need, the City employs a homeless outreach administrator, and the Redmond Police Department has a mental health professional who deploys alongside patrol officers. The City also partners with King County on community court, an alternative problem-solving court that seeks to identify and address the underlying challenges of court participants. We work closely with partners throughout the region to serve our community members and maintain public safety.

Our region is facing a housing crisis, and [there are currently people experiencing homelessness in Redmond](#). The City's homeless outreach administrator is presently working with 64 clients with direct ties to the Redmond area (employment, family, services, supports, etc.). The Health Through Housing initiative is one way to address housing needs, as it is a regional approach to bringing chronically homeless individuals off the street and into permanent, supportive housing in existing hotels and other facilities purchased by King County. For those experiencing homelessness, Health Through Housing will provide an opportunity to locate services where people are living.

To provide answers to common questions about the Health Through Housing project in Redmond, a [City of Redmond FAQ](#) is available. More information about the Health Through Housing program can be found on the King County website at <https://kingcounty.gov/depts/community-human-services/initiatives/healththroughhousing.aspx> and via [King County's FAQ](#).

Regarding your question about the permit process and public comment opportunities, the use proposed by King County for the Silver Cloud Inn is permitted outright in the Overlake (OV-1) zoning district. There are no permits required of King County that include a public comment component.

If you have any additional questions about the Health Through Housing Program, please contact King County at [health.through.housing@kingcounty.gov](mailto:health.through.housing@kingcounty.gov).

Again, thank you for sharing your comments regarding this announcement.

Sincerely,  
Mayor Birney

**Angela Birney** (she/her/hers)

Mayor, City of Redmond

425-556-2101 [mayor@redmond.gov](mailto:mayor@redmond.gov) [www.redmond.gov](http://www.redmond.gov)

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**From:** info@safeeastside.com  
**Sent:** Tuesday, August 10, 2021 3:09 AM  
**To:** MayorCouncil <MayorCouncil@redmond.gov>  
**Subject:** Permit Process update for Silver Cloud Inn as a homeless hotel

**External Email Warning!** Use caution before clicking links or opening attachments.

Dear Redmond Mayor and Council,

We are a group of residents concerned about proposed use of Silver Cloud Inn at 2122 152nd Ave NE, Redmond, WA 98052

Could you please provide us permit process update for Silver Cloud Inn as a homeless hotel ? We'd like to be in the loop of every single step of permitting process, and every public comment opportunity that the law affords us. Please advise or forward to the right department if this is not the best email address for .

Best Regards

Kyle  
[Safe Eastside](#)

## Kim Dietz

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**From:** redmond family <redmondfamily520@gmail.com>  
**Sent:** Monday, September 27, 2021 9:04 AM  
**To:** Angela Birney  
**Subject:** Re: PROTECT CHILDREN! No drug addicts and mentally ill homeless hotel near 12 schools! No Silver Cloud Inn!

**External Email Warning!** Use caution before clicking links or opening attachments.

Thank you for taking the time to email us. The proposed Silver Cloud Inn homeless hotel is not the proper location for a low barrier homeless site as is described in the health through housing site. Silver Cloud Inn is right next to a preschool. A block from a middle school and high school. Near 12 schools! Children walk to school. There is no way a low barrier hotel that won't do a sex offender background check can be a good idea next to all those children! They won't even do a criminal background check. No security. It will be adult only. Allowing those drug addicts and mentally ill to do drugs and alcohol. That will not help them to get better.

Please don't turn a blind eye to the countless reports of the crime, drug needles, drugs, broken cars, etc... that comes with these homeless hotels. There isn't a single success story. Renton is shutting their homeless hotel down. The Clement in Seattle is also a disaster for the neighborhood plus all the others. King County is pushing Seattle's homeless onto Redmond. King County officials admit that it's not even Redmond homeless that will go into the Silver Cloud Inn. They state anywhere from 0% to maximum 15% eastside. Which could mean none to some and to whomever they define to be "eastside" homeless. That negates your statement that it's Redmond homeless that will live there. We do not have the amount of homeless as Seattle. Silver Cloud Inn is not as you say for "Redmond" homeless. That's a lie.

As tax payers and Redmond voters, we implore you to not let King County bring their homeless problem here. Don't allow the Silver Cloud Inn to open. Please don't change the building permit occupancy to allow the homeless. Do an economic and crime study to see what happened to those other homeless hotels that King County put in. You will find countless stories of the crime, robbery, drugs, drug needles, drugged out people so no children who walk to school don't need to be around that. This plan is completely illogical. At the King County and City of Redmond Town Halls you and the City of Redmond Council have been asked to not put a low barrier no background check adult only homeless hotel at the Silver Cloud Inn by a massive majority. The massive majority of Redmond residents have pleaded to not do this. The only people who say they are for it are people from Seattle or are working in the homeless industry so they have an incentive to want it. Your voters do not want it.

Frankly, it seems like us Redmond Voters don't matter although we plead with you and the council to not allow the permitting of the Silver Cloud Inn homeless hotel, also because of the non-transparent passing of Ordinance 3059. Why are our Redmond Mayor and Council not asking for resident input? Why are you guys in that ordinance allowing yourselves without Redmond resident voters knowledge to put in as many of these homeless sites as you want in our residential areas or commercial areas? This is very dangerous when the government does what it wants and it's members push their personal opinions on us voters without counsel from us.

Please Transparency! Input! Protect kids!!!! No Silver Cloud Inn!

Any child that gets hurt from a homeless person that's linked to you and the council bringing a homeless hotel to Redmond is blood on your collective hands. I pray for the children. Please no Silver Cloud Inn homeless hotel.

Thank you

On Fri, Sep 24, 2021 at 4:16 PM Angela Birney <[abirney@redmond.gov](mailto:abirney@redmond.gov)> wrote:

Hello,

Thank you for your email regarding the recent announcement of King County's purchase of the Redmond Silver Cloud Inn as part of the Health Through Housing Initiative. I appreciate you taking the time to share your perspective with me. I know Councilmember Khan responded to you as Ombudsperson for September. I would like to provide some additional information and also confirm that this site will not be a homeless shelter.

King County's Health Through Housing investment in Redmond will provide an opportunity to house people from our community. We recognize that homelessness cannot be addressed by a single jurisdiction on their own, and Redmond is one of many cities in the region supporting King County as a partner in a regional solution.

In Redmond, we work to help everyone in our community, regardless of socioeconomic status, housing situation, background, or any other factors. We continually strive to be a welcoming and inclusive community that affords opportunities for all. To support those in need, the City employs a homeless outreach administrator, and the Redmond Police Department has a mental health professional who deploys alongside patrol officers. The City also partners with King County on community court, an alternative problem-solving court that seeks to identify and address the underlying challenges of court participants. We work closely with partners throughout the region to serve our community members and maintain public safety.

Our region is facing a housing crisis, and [there are currently people experiencing homelessness in Redmond](#). The City's homeless outreach administrator is presently working with 64 clients with direct ties to the Redmond area (employment, family, services, supports, etc.). The Health Through Housing initiative is one way to address housing needs, as it is a regional approach to bringing chronically homeless individuals off the street and into permanent, supportive housing in existing hotels and other facilities purchased by King County. For those experiencing homelessness, Health Through Housing will provide an opportunity to locate services where people are living.

As Councilmember Khan shared, to provide answers to common questions about the Health Through Housing project in Redmond, a [City of Redmond FAQ](#) is available. She highlighted the answers to questions five, six, 11, 14, and 15, and I think you may find that answers to questions one, two, seven, 18, and 19 in the FAQ address your comments and concerns as well. Additionally, the City has created a [Health Through Housing webpage](#).

I encourage you to find more information about the Health Through Housing program on the King County website at <https://kingcounty.gov/depts/community-human-services/initiatives/healththroughhousing.aspx> and via [King County's FAQ](#). Please contact King County at [health.through.housing@kingcounty.gov](mailto:health.through.housing@kingcounty.gov) with any additional questions about the Health Through Housing Program.

Again, thank you for sharing your comments regarding this announcement.

Sincerely,

Mayor Birney

**Angela Birney** (she/her/hers)

Mayor, City of Redmond

425-556-2101 [mayor@redmond.gov](mailto:mayor@redmond.gov) [www.redmond.gov](http://www.redmond.gov)

MS:4NEX • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

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**From:** redmond family <[redmondfamily520@gmail.com](mailto:redmondfamily520@gmail.com)>

**Sent:** Thursday, September 2, 2021 8:38 AM

**To:** MayorCouncil <[MayorCouncil@redmond.gov](mailto:MayorCouncil@redmond.gov)>

**Subject:** PROTECT CHILREN! No drug addicts and mentally ill homeless hotel near 12 schools! No Silver Cloud Inn!

**External Email Warning!** Use caution before clicking links or opening attachments.

PROTECT CHILDREN!!!!

No homeless hotel in Redmond. No homeless hotel that allows drugs and alcohol. No homeless hotel that will be adults only and full of Seattle's drug addicts and mentally ill.

Why is the Mayor of Redmond and the council ruining our peaceful eastside?

Why is the Mayor of Redmond and Council using their personal opinion instead of allowing us your voting residents to give our input before the sale of the Silver Cloud Inn and even now?

Why doesn't the Mayor of Redmond and Council hold off on allowing Silver Cloud Inn to be a homeless shelter until more studies and facts are done? Getting resident input?

Why did you then without transparency pass Ordinance 3059 which states that you will again not seek your residents input on homeless matters?

Please amend Ordinance 3059! Please modify it:

1. Add the requirement that you must get the input of us residents and get additional facts after considering public comment and testimony which is to model after Bellevue Ordinance 6585
2. Shorten the term of Interim Official Control to 3 months (model after Bellevue Ordinance 6585)
3. Limit the occupancy density to 50 and to Redmond homeless only for family or make it a facility for only children
4. Make it a high barrier of entry if you have a homeless facility

But ultimately, do not change the building occupancy permit to allow homeless at Silver Cloud Inn. These homeless hotels are not the solution. The homeless need a professional medical facility away from residential areas where they can get professional help. Certainly away from areas where children go and walk to school.

Please don't allow Silver Cloud Inn nor any other homeless facilities in safe and quiet residential Redmond. Please watch the video below which clearly shows how unsafe and how crime goes up at the other homeless hotels that were created by King County. Buying hotels to house the homeless is NOT the solution.

<https://www.youtube.com/watch?v=ZUjAkusb3I>

## Kim Dietz

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**From:** Cami Keyes <Keyescom@comcast.net>  
**Sent:** Tuesday, August 17, 2021 5:25 PM  
**To:** Angela Birney  
**Subject:** Re: Redmond Homeless "Hotel"  
  
**Categories:** No Action Required

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Mayor Birney,

Thank you for your reply. I am aware of the homelessness right in our community and have worked with homeless folks a lot. And I was aware of the homeless outreach Redmond has been doing. I am pleased to learn about the mental health worker partnering with Police. I am stunned at the misinformation about this site ... everything from providing drug paraphernalia to concern for the children. Really, this is a great opportunity to teach children compassion and gratitude. I know the upcoming meeting will be tough on many, but especially any homeless that might be present or listening. I just don't think people understand that this exists right here in the midst of wealth. Keep doing what you're doing. It's part of why I love Redmond.

BTW, I misquoted the success of the Seattle Eastlake Apartments for Chronic Problematic Drinkers. It wasn't 80%, but it has been more successful than anything else, both at reducing the police and other community resources and helping people cut back and quit drinking. It's an example of what low barrier shelters can accomplish.

Not sure if you follow NextDoor, but this has been a big discussion. Most objections are about proximity to schools, and concern we will be importing problems from Seattle due to the 15% of beds being reserved for local communities. I have tried to explain that's a minimum, and that the problems are already here, so arguments about your concern for kids and drugs is irrelevant. But you might take a look so the council is prepared for what they are going to hear. There is also a website called SafeEastside.com that has been started rallying people against this. A lot of close mindedness out there.

Wishing you the best and thank you for all you do to make Redmond inclusive for all! I will try to attend to speak for the need for this sort of solution.

Warm regards,

Cami Keyes

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**From:** Angela Birney <abirney@redmond.gov>  
**Date:** Tuesday, August 17, 2021 at 3:29 PM  
**To:** CAMI K KEYES <keyescom@comcast.net>  
**Cc:** MayorCouncil <MayorCouncil@redmond.gov>  
**Subject:** RE: Redmond Homeless "Hotel"

Hello Cami,

Thank you for your email regarding the recent announcement of King County's purchase of the Redmond Silver Cloud Inn as part of the Health Through Housing Initiative. I appreciate you taking the time to share your perspective with me. King County's Health Through Housing investment in Redmond will provide an opportunity to house people from our community. We recognize that homelessness cannot be addressed by a single jurisdiction on their own, and Redmond is one of many cities in the region supporting King County as a partner in a regional solution.

In Redmond, we work to help everyone in our community, regardless of socioeconomic status, housing situation, background, or any other factors. We continually strive to be a welcoming and inclusive community that affords opportunities for all. To support those in need, the City employs a homeless outreach administrator, and the Redmond Police Department has a mental health professional who deploys alongside patrol officers. The City also partners with King County on community court, an alternative problem-solving court that seeks to identify and address the underlying challenges of court participants. We work closely with partners throughout the region to serve our community members and maintain public safety.

Our region is facing a housing crisis, and [there are currently people experiencing homelessness in Redmond](#). The City's homeless outreach administrator is presently working with 64 clients with direct ties to the Redmond area (employment, family, services, supports, etc.). The Health Through Housing initiative is one way to address housing needs, as it is a regional approach to bringing chronically homeless individuals off the street and into permanent, supportive housing in existing hotels and other facilities purchased by King County. For those experiencing homelessness, Health Through Housing will provide an opportunity to locate services where people are living.

To provide answers to common questions about the Health Through Housing project in Redmond, a [City of Redmond FAQ](#) is available. More information about the Health Through Housing program can be found on the King County website at <https://kingcounty.gov/depts/community-human-services/initiatives/healththroughhousing.aspx> and via [King County's FAQ](#).

If you have any additional questions about the Health Through Housing Program, please contact King County at [health.through.housing@kingcounty.gov](mailto:health.through.housing@kingcounty.gov).

Again, thank you for sharing your comments regarding this announcement.

Sincerely,  
Mayor Birney

**Angela Birney** (she/her/hers)  
Mayor, City of Redmond

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**From:** CAMI K KEYES <[keyescom@comcast.net](mailto:keyescom@comcast.net)>  
**Sent:** Monday, August 16, 2021 5:15 PM  
**To:** MayorCouncil <[MayorCouncil@redmond.gov](mailto:MayorCouncil@redmond.gov)>  
**Subject:** Redmond Homeless "Hotel"

**External Email Warning!** Use caution before clicking links or opening attachments.

Greetings All~

I am writing as I understand there will be upcoming hearing on zoning, etc for the proposed homeless hotel at the previous Silver Cloud Hotel in the Overlake area of Redmond. I am all for it! And I am proud of our city for being willing to be part of the solution.

Personally, I have dismayed and sometimes disgusted by the attitudes of so many towards our homeless people. They assume they are all drug addicts, thieves and pedophiles. I volunteered for years serving homeless men and women, both on the Eastside through Congregations for the Homeless and in Seattle. Due to a battle with cancer and consequent immune issues, I had to stop actively working with people on the streets.

I want the council to realize, these are human beings above all else. Some have issues, but it's amazing how they are willing to address them when they have a roof over their head, food in their bellies and someone who cares to help them.

We can not continue to try to "house" homeless out of site. They are people and some of them are our neighbors. They will not come to mass mats on floors...we don't even house our homeless animals like this. In fact, I would bet the naysayers would fight for the life of a feral cat or vicious dog more than they would a fellow human on the streets.

Homeless won't come to be told they are bad. They need to have a safe place to get help. Housing them in low barrier shelters such as this allows for this. It allows them to drink and do drugs, but it also enables them to talk to people who can help and who have been helped. This has proven to work in other cities, including San Francisco and San Diego and I am a believer it will work here.

A few years ago, Seattle did an experiment with an apartment building. They house some of the worst alcoholics on the streets. The ones who took the greatest amount of police involvement. They housed them in this apartment building with an on-duty nurse. I was opposed to it 100%...Never thought it would work. I read a follow-up story a couple years later. Guess what they learned? A full eighty percent of the people had quit drinking. Turns out, once they had a stable, dignified roof over their head and food....they were willing to consider help. They drank to get over their situation.

I believe this solution will result the same way. What's more, what so many don't realize...WE ALREADY HAVE HOMELESS LIVING AMONG US...in our parking lots, forests, parks, etc. They are doing drugs and drinking and likely much more of a danger and they take precious resources to try to help. Not too long ago there was a fire that almost destroyed a neighborhood that was started at a homeless encampment along I-5. It started from cooking. These illegal camps have propane that is explosive and could wipe out a neighborhood here, especially this summer.

Please open your eyes to the humanity that is homeless and allow this re-zoning and anything else that needs to bring this project to fruition. Homelessness is not a Seattle problem. It's a regional a problem and we all need to stand up to do what we can. This is a perfectly legitimate place for a shelter like this and I would welcome it if I lived in that neighborhood. Instead of being afraid, I'd volunteer! The hysterics about the safety of children don't apply when there are already homeless amongst us. And there is money already available to fund this. And it will allow local police to refer someone on the streets to a housing provider with oversight, and remove unsightly and unsafe camps. Most of all it's been created by people who know way more than any of the naysayers I read on Nextdoor and who will likely crowd the upcoming hearing with incorrect "facts"!

Thank you for your consideration.

With respect,

Cami Keyes  
8850 Redmond-Woodinville Rd NE, #202  
Redmond, WA 98052

## Kim Dietz

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**From:** K H <fireworks.birthday@outlook.com>  
**Sent:** Sunday, September 26, 2021 12:51 PM  
**To:** Angela Birney  
**Subject:** Re: Response to Emails Regarding Health Through Housing

**External Email Warning!** Use caution before clicking links or opening attachments.

Hi Angela,

Thanks for your reply, My concern remains that you don't answer our questions. I have been a city as well as a state employee and I have learned to recognize an answer that dodges the questions. Your answers and the FAQs dodge and don't answer.

Yes, we have homeless. Yes, many are in dire need of housing. Yes, they live in Redmond, and Bellevue. And you have not answered our questions, as you well know. Nor do any of the bland FAQs address them either.

It does not change the fact that you have managed to turn two of the ardent supporters of supportive housing into a cranky curmudgeons who will work to ensure this type of project NEVER happens again.

Key issues. Lack of community notification. Third party buyer. Too close to schools. Not really a Redmond problem but a Bellevue police and fire problem. New site for drug users from the city to be housed and new site for drug dealers to deal.

Re-read my questions. Try to answer them. Then send me another email.

Respectfully,

Kate

Sent from [Outlook](#)

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**From:** Angela Birney <abirney@redmond.gov>  
**Sent:** Wednesday, September 15, 2021 11:42 AM  
**To:** K H <fireworks.birthday@outlook.com>  
**Cc:** MayorCouncil <MayorCouncil@redmond.gov>; kcexec@kingcounty.gov <kcexec@kingcounty.gov>; citymanager@bellevuewa.gov <citymanager@bellevuewa.gov>; council@bellevuewa.gov <council@bellevuewa.gov>; claudia.balducci@kingcounty.gov <claudia.balducci@kingcounty.gov>; council@kingcounty.gov <council@kingcounty.gov>; board@bsd405.org <board@bsd405.org>  
**Subject:** Response to Emails Regarding Health Through Housing

Hello Karl and Kate,

Thank you for your emails regarding the recent announcement of King County's purchase of the Redmond Silver Cloud Inn as part of the Health Through Housing Initiative. The City of Redmond has received the three attached emails from

your email address. I appreciate you taking the time to share your perspective with me. I would like to confirm that this site will be permanent, supportive housing.

King County's Health Through Housing investment in Redmond will provide an opportunity to house people from our community. We recognize that homelessness cannot be addressed by a single jurisdiction on their own, and Redmond is one of many cities in the region supporting King County as a partner in a regional solution.

In Redmond, we work to help everyone in our community, regardless of socioeconomic status, housing situation, background, or any other factors. We continually strive to be a welcoming and inclusive community that affords opportunities for all. To support those in need, the City employs a homeless outreach administrator, and the Redmond Police Department has a mental health professional who deploys alongside patrol officers. The City also partners with King County on community court, an alternative problem-solving court that seeks to identify and address the underlying challenges of court participants. We work closely with partners throughout the region to serve our community members and maintain public safety.

Our region is facing a housing crisis, and [there are currently people experiencing homelessness in Redmond](#). The City's homeless outreach administrator is presently working with 64 clients with direct ties to the Redmond area (employment, family, services, supports, etc.). The Health Through Housing initiative is one way to address housing needs, as it is a regional approach to bringing chronically homeless individuals off the street and into permanent, supportive housing in existing hotels and other facilities purchased by King County. For those experiencing homelessness, Health Through Housing will provide an opportunity to locate services where people are living.

To provide answers to common questions about the Health Through Housing project in Redmond, a [City of Redmond FAQ](#) is available. You may find that answers to questions two, three, five, six, 10, 13, 14, 18, and 19 in the FAQ address your comments and concerns. More information about the Health Through Housing program can be found on the King County website at <https://kingcounty.gov/depts/community-human-services/initiatives/healththroughhousing.aspx> and via [King County's FAQ](#).

If you have any additional questions about the Health Through Housing Program, please contact King County at [health.through.housing@kingcounty.gov](mailto:health.through.housing@kingcounty.gov).

Again, thank you for sharing your comments regarding this announcement.

Sincerely,  
Mayor Birney

**Angela Birney** (she/her/hers)  
Mayor, City of Redmond



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## Kim Dietz

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**From:** Lassie's Gmail <purplelassie48@gmail.com>  
**Sent:** Friday, August 20, 2021 6:32 PM  
**To:** Angela Birney  
**Subject:** Re: Silver Cloud Inn Redmond  
  
**Categories:** Complete

**External Email Warning!** Use caution before clicking links or opening attachments.

Dear Council member Barney  
Thank you for your response! I have lived  
in Bellevue for 37 years so I'm more  
familiar with what goes on in Bellevue  
than I am Redmond. I appreciate knowing  
all that you shared about Redmond's  
services and outlook on homelessness.

A few of us here at Silver Glen are  
pondering the best way to welcome our  
newest neighbors at the Silver Cloud Inn.  
May I reprint your response in our weekly  
in-house newsletter? I won't share it  
without your permission.

Thank you  
Lassie Jordan  
425 941 9103

Sent from my iPhone

On Aug 20, 2021, at 1:11 PM, Angela Birney <abirney@redmond.gov> wrote:

Hello Lassie,

Thank you for your email regarding the recent announcement of King County's purchase of the Redmond Silver Cloud Inn as part of the Health Through Housing Initiative. I appreciate you taking the time to share your perspective with me. King County's Health Through Housing investment in Redmond will provide an opportunity to house people from our community. We recognize that homelessness cannot be addressed by a single jurisdiction on their own, and Redmond is one of many cities in the region supporting King County as a partner in a regional solution.

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If you have any additional questions about the Health Through Housing Program, please contact King County at [health.through.housing@kingcounty.gov](mailto:health.through.housing@kingcounty.gov).

Again, thank you for sharing your comments and support regarding this announcement.

Sincerely,  
Mayor Birney

**Angela Birney** (she/her/hers)  
Mayor, City of Redmond

<image007.png>  
425-556-2101  
<image008.png>  
[mayor@redmond.gov](mailto:mayor@redmond.gov)  
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**From:** Lassie Jordan <[purplelassie48@gmail.com](mailto:purplelassie48@gmail.com)>

**Sent:** Tuesday, August 17, 2021 12:04 PM

**To:** Council <[Council@redmond.gov](mailto:Council@redmond.gov)>

**Subject:** Silver Cloud Inn Redmond

**External Email Warning!** Use caution before clicking links or opening attachments.

To all Redmond City Council Members:

My name is Lassie Jordan. I live at the Silver Glen Senior Cooperative in Bellevue, just a few blocks from the former Silver Cloud Inn in Redmond.

I wholeheartedly applaud King County and Redmond's decision to provide housing to people experiencing chronic homelessness. In 1990, was one of 7 women who started a non-profit called "The Sharehouse" to try to support those experiencing homelessness. The people who are homeless are a reflection of the failures of our society, and our response to this humanitarian crisis continues to be abysmal. I welcome our new neighbors.

I thank each of you, and all of you collectively, for taking this bold and necessary step to try to right this shameful wrong.

Lassie Jordan  
Silver Glen Senior Cooperative  
W 202  
425 941 9103 cell

## Kim Dietz

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**From:** Xuejian Pan <paxnj@hotmail.com>  
**Sent:** Sunday, October 3, 2021 11:50 AM  
**To:** Council  
**Subject:** Regarding the redmond HTH site -- please amend Redmond City Ordinance #3059

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Dear council members,

I heard that Mayor Birney keeps saying you can't amend Ordinance #3059 because it was required by law. But I don't think that's the case.

1. Page 11, Line 32 to 36, HB 1220 ( <http://lawfilesext.leg.wa.gov/biennium/2021-22/Pdf/Bills/Session%20Laws/House/1220-S2.SL.pdf?q=20210822224848> ) says "**Reasonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance** on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters **to protect public health and safety.**"

Not only state law allows, but also city council has the obligation to **amend reasonable occupancy, spacing, and intensity of use requirements into Ordinance #3059 to adequately protect public health and safety.**

2. Similar to Redmond Ordinance #3059, City of Bellevue passed Ordinance #6585 (<https://documentcloud.adobe.com/link/review?uri=urn:aaid:scds:US:54256793-8341-48b6-9a1d-60c327bfe91e#pageNum=10>) to also bring the city in compliance with HB 1220. Unlike Redmond Ordinance #3059, Bellevue Ordinance #6585 specifically says that the council may amend the ordinance after the public hearing.

The same state law governs both City of Redmond and City of Bellevue. While City of Bellevue wrote into its ordinance to explicitly allow the city council to amend after the public hearing, Redmond Pinocchio Birney told Redmond city council that they could not amend Ordinance #3059 after the public hearing? Does she think she is law?

Also, King County director Leo clearly said you do have a say at the 9/2 Zoom Town Hall:

1. "**we are very open uh to what that process can look like with the city of Redmond um**, and uh we'll you know it's a practice that we have in other rfps , **where we involve a community panel that might be able to provide advice on applications**, and i think that's a part of a point of process and specific influence that we'd be open to here as well as , and we'll be in contact with the city of Redmond about how we might establish a group like that"

Please, consider the public outrage and amend Redmond City Ordinance #3059, to make east side safe.

I think the homeless crisis should be solved, but we shouldn't use this project to attract homeless from other areas, or will attract homeless with drug/other crime history. We should set a higher bar for this project and use that to help local homeless families and youth/women.

Thanks a lot!

## Kim Dietz

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**From:** Jose Grimaldo <jgrimaldo011@gmail.com>  
**Sent:** Monday, October 4, 2021 9:33 PM  
**To:** Council; Mayor (Internet); MayorCouncil; Jeralee Anderson; David Carson; Steve Fields; Jessica Forsythe; Varisha Khan; Vanessa Kritzer; Tanika Padhye  
**Subject:** Request to amend Ordinance #3059

**External Email Warning!** Use caution before clicking links or opening attachments.

Hi Redmond City Council,

As a resident of the community that will be impacted by the sneaky and secretive deal to turn the Silver Cloud Inn into a homeless hotel, I demand transparency from the Mayor, Angela Birney, and the director of Planning and & Community Development, Carol Helland.

Specifically, I would like Ordinance #3059 to be modified so that it is similar to those adopted by other cities such as Bellevue and Auburn. Having a lax Ordinance #3059 with little to none guardrails is a recipe for disaster and something I am strongly against. Please see examples below.

City of Bellevue's Land Use Code/ Homeless Services Uses is extensive and detailed.

For example, **the Bellevue city code listed detailed requirements for the safety and security plan. There are 13 subsections under Bellevue's safety and security plan requirement. In comparison, the Ordinance #3059 only has one sentence: "Safety and security plan reviewed and approved by the Redmond Police Department."**

Another good example is the Good Neighbor Agreement. **There are 6 subsections with details regulating the Good Neighbor Agreement in the Bellevue city code. In comparison, the Ordinance #3059 only has one sentence: "A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach (for example, a "Good Neighbor Agreement Plan") "**

**Also, in regard to Sex Offenders, other cities all have explicit rules. In comparison, Ordinance #3059 has no mention of sex offender regulations at all.**

Auburn: "Registered sex offenders shall not be allowed to reside within supportive housing projects located within 880 feet of a school, church, daycare facility or public park."

Bellevue: "Implementation of registered sex offender background checks and compliance with applicable registration and notification requirements;"

Bellingham: "People who are required to register as a sex offender are prohibited from the facility."  
"

**In regard to the use and sale of alcohol and drugs, the City of Bellingham clearly prohibits on-site use or sale of alcohol and illegal drugs. In comparison, the language in Ordinance #3059 is vague: "The use or sale of alcohol and illegal drugs".**

Bellingham: "Occupancy policies, including resident responsibilities and a code of conduct that includes, at a minimum, **a prohibition on the on-site use or sale of alcohol and illegal drugs and threatening or unsafe behavior.**" "

**In regard to density, both the City of Bellevue and Renton have imposed a limit of 100 residents due to safety concerns. Ordinance #3059 on the other hand, allows permanent supportive housing to go over 100 residents.**

Per Renton staff statement: "**The capacity restriction of 100 residents is also contained in the City of Bellevue's homeless services regulations.** The need for this type of limitation is evidenced by the impacts DESC's Renton Red Lion shelter have created both within the shelter and in the areas surrounding the shelter, as well as the amount of resources Renton's emergency service providers have had to dedicate to a single property.

Thanks, Jose Grimaldo.

**Kim Dietz**

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**From:** Phyllis White <phyllisjwhite@comcast.net>  
**Sent:** Monday, October 4, 2021 4:14 PM  
**To:** Steve Fields  
**Subject:** Standards related to occupancy, spacing, and intensity of use to protect public health and safety  
**Importance:** High

**External Email Warning!** Use caution before clicking links or opening attachments.

Dear Redmond Council Member Steve Fields,

I watched the 9/28/21 Council Talk Time and thank you for bringing up the prospective involvement and role of Council Members to represent the community. It would seem false that individual Council Members have no say and no role in the occupancy agreement with the Silver Cloud Hotel. Here is a link from MRSC that provides some information, <https://mrsc.org/Home/Stay-Informed/MRSC-Insight/June-2021/Changing-Your-Zoning-Code-for-Homeless-Housing.aspx>. Note that it says that there is no definitive answer to that of occupancy, spacing, and intensity of use. Below are some examples of cities that amended their zoning codes to help to address the standards taken directly from MRSC.org:

**"B. Standards related to occupancy, spacing, and intensity of use**

E2SHB 1220 states that "(r)easonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance...to protect public health and safety" on the four types of housing/shelter, but what would qualify as being a "reasonable" requirement under those three categories? There is no definitive answer to that question, but here are some ideas for you to consider when thinking about adopting your own local requirements:

- **"Occupancy"** often refers to a maximum number of occupants in a structure or facility, at least in a zoning context. For a related but different type of land use, a Community Residential Facility (CRF), the [City of Burien Zoning Code](#) differentiates between a smaller CRF-I, with 9-10 residents and staff, and a larger CRF-II , with 11 or more residents and staff. According that city's development regulations, a CRF I is allowed in many zones (including many residential zones), while a CRF II is limited to more intensive, commercial zones. In addition, occupancy standards may sometimes also address the type of person staying at a specialized facility.
- **"Intensity of Use"** may sometimes be related to "occupancy" (see above) but can also address impacts like building size and height, traffic levels, and noise. In addition, intensity of use standards may tackle "barrier to entry" conditions imposed by a proposed facility (for example, whether or not an indoor emergency shelter allows pets or has a sobriety requirement). Some communities, like the City of Bellingham, require an operations plan to deal with mitigation of potential impacts — see [Bellingham Municipal Code Subsection 20.15A.020\(Q\)](#) and other related subsections.
- **"Spacing"** is usually applied within a zoning code to limit how close one designated use may be to another use of the same type. For example, the City of Kent requires a minimum separation of 1,000 feet between emergency housing or emergency facility sites (see footnote 31 of [Kent Municipal Code Subsection 15.04.020](#)).

It is important to remember that these optional standards are not to be used to prevent the siting of a sufficient number necessary to meet your community's need for the four housing/shelter types.

**C. Two options for zoning related to indoor emergency shelters and indoor emergency housing**

If your local zoning code does not list hotels as a permitted or conditional use, it would seem that HB 1220 would not require your community to zone for indoor emergency shelters and indoor emergency housing.

For all other municipalities that allow hotels in one or more zones, the new state requirements provide the two options of allowing indoor emergency shelters and indoor emergency housing in either: (1) all zones where hotels are allowed; or (2) a majority of zones within one-mile of transit.

If your community does *not* want to use the first, relatively straightforward approach, then the second option would likely involve most or all of the following steps:

- Mapping all of the transit stops/routes (“transit” is not defined in E2SHB 1220 but could reasonably be viewed as including public bus transit, light rail, and commuter rail);
- Applying a one-mile radius to all of the mapped areas;
- Identifying all of the zones that fall within the mapped radii;
- Numerically determining what would constitute a “majority” of the mapped zones;
- Specifically selecting the zoning categories for which indoor emergency shelters and indoor emergency housing would (again, it would need to be within a majority of the mapped zones) and would not be allowed; and
- Revising your zoning code.

This second approach would involve a fair amount of effort, although it could be more easily accomplished by utilizing geographic information systems (GIS) mapping.

## Timing and Schedule

As mentioned earlier, major deadlines associated with E2SHB 1220 are July 25, 2021, and September 30, 2021. These deadlines will require a very quick turnaround from local governments, especially when you factor in the time needed for preparation of new code language, planning commission review, the required 60-day review by the Washington State Department of Commerce (Commerce), public hearing(s), and final review and adoption by the local legislative body.

Please note that a local government *cannot* adopt a moratorium or interim zoning controls to avoid or delay compliance with the requirements of [E2SHB 1220](#) (see Section 5 of the new law amending [RCW 36.70A.390](#) regarding use of interim controls and moratoria). However, it appears that you could adopt interim standards for initial passage of zoning/development regulations that *comply* with the requirements of the new law. Accordingly, adoption of interim standards may be one method to consider when attempting to meet some very tight deadlines. In fact, the Maple Valley City Council adopted interim standards on June 28, 2021 (see the [Maple Valley City Council Special Meeting packet](#), starting on page 113).

Regarding review by Commerce, it is recommended that you reach out to your [assigned regional planner](#) and start the 60-day clock as soon as you can, even if you don't have all of the details finalized yet. If you are considering asking Commerce for an expedited review of your proposed development code changes, you should reach out to your assigned planner first to make sure that option is even possible."

Also, doesn't Redmond have City Attorneys, City Managers, or other department specialists to address Council concerns rather than having to depend completely on the Mayor for interpretation of Council roles in matters like these? Bellevue City Council invited City Managers, City Attorneys, and others to attend their Council Meetings to discuss and interpret E2HB1220 and their city codes on these issues. Bellevue Council voted on a CUP. Please continue to speak on behalf of the community. The Mayor stated that the Council and the entire city were involved with the process was not being truthful. The public is being left in the dark and words are being used in the aftermath to cloud the reality. The public's fears are ignored, and not considered or acknowledged. Comments made by the public are being used against them; and yet, they are asked to join King County's efforts. Having an interim where Council Members can participate and have a role is needed.

Thank you Council Member Steve Fields. You are the only Council Member who acknowledged and encouraged consideration of the public and their comments. There is a methadone clinic near our home in Bellevue, and people are filling their packages with goods in stores nearby and walking out without paying. Police are called but there is nothing they can do. We met with a representative of the Bellevue Police Department. He stated that the methadone clinic services over 400 clients a day and their clients bring their friends. A low-barrier men's shelter is near our home. They do not allow drugs or alcohol and the men have to be there before 8pm to be able to spend the night. In the last 2 years, there was an attempted rape by a homeless man one street away from the homeless shelter, and a woman was raped by a homeless man in downtown Bellevue. The rapist was a previous employee or was a current employee of our low-barrier homeless service.

We want to help the homeless but we also want to keep our community and the most vulnerable among us, the children, safe. This hotel is so close to schools, playgrounds, parks, and neighborhoods. The homeless may benefit, but at the cost of public safety is at the least, illogical and unreasonable. The public knows that drug addiction means that a person is no longer in control of their addiction. Those in the hotel are not required to receive treatment. Who knows what the consequences will be? We are not ignorant of what we see happening in King County under our current leadership.

Best regards,

Phyllis White

## Kim Dietz

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**From:** Anna Henke-Gunvaldson <triathleta@comcast.net>  
**Sent:** Sunday, September 19, 2021 6:08 PM  
**To:** Mayor (Internet); MayorCouncil  
**Subject:** Transparency please

**External Email Warning!** Use caution before clicking links or opening attachments.

Dear Ms Barney and Council,

As a long-term resident of Redmond I am very sad and disappointed in the lack of transparency you have provided and lack of opportunities for participation and input from the Redmond and Bellevue communities with regards to Ordinance 3059. With all the surveys that are being sent out about beautification of Redmond, parks & recs improvements, future of housing etc. I would have thought that we as residents actually have an input into how decisions are being made and that we are informed of those decisions. But apparently not.

Approving this ordinance without public input is shameful and deceitful - like talking out of both sides of your mouths. Yes, on the one hand you pretend to let us have an input when in reality you're pushing through amendments to policies that will have tremendous impact on our community!!

As elected officials, aren't you supposed to represent our opinions and perspectives, and work for us? Instead, it seems political interest and gain come first. This is not a very democratic approach to issues. Transparency fosters trust, and through dialog and with input from the community compromises can be found and empathy can be built.

Instead, by excluding the community from these important decisions, you sow distrust and discord.

We have a chance to come together and really listen to each other, there might be some common ground that we can build on, but for that you have to provide transparency and willingness to work for - and with the community that elected you.

Thanks,

Anna Henke-Gunvaldson

room. Ordinance 3059 amends the Redmond Zoning Code, that requires allowed use of permanent supportive housing and transitional housing in all zoning districts where residential dwellings and/or hotels are allowed, and emergency housing and emergency shelters in all zoning districts where hotels are allowed. When Redmond city council passed Ord 3059 last month without taking in any public inputs , they paved way for this and future homeless hotels and shelters to move into Redmond without community voices.

researching a way for people of Bellevue to be part of the process; 2) researching the sex offender residency restriction at the Redmond HTH hotel

Sent from my iPad

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**Supplemental Findings, Conclusions, and Transmittal Guidance to the Planning  
Commission/Revised**

**I. Findings of Fact**

1. **RCW 82.14.530 Sales and use tax for housing and related services (HB 1590).** A statewide measure, HB 1590, granted county jurisdictions the authority to impose a 0.1% sales tax to fund the construction or acquisition of affordable housing, which may include emergency, transitional, and supportive housing. On October 13, 2020, the Metropolitan King County Council voted to enact a 0.1% sales tax increase to fund permanent supportive housing for the chronically homeless via an emergency ordinance. Under RCW 82.14.530, the King County may impose the tax authorized under subsection (a)(ii) only if the County plans to spend at least thirty percent of the moneys collected under this section, that are attributable to taxable activities or events within any city with a population greater than sixty thousand, within that city's boundaries.
2. **Engrossed Second Substitute House Bill (ESSHB) 1220 – Zoning Mandates.** On May 12, ESSHB 1220 was signed into law and went into effect on July 25, 2021. In part, the bill amends several sections in the Growth Management Act, chapter 36.70A RCW, and the Code City provisions, chapter 35A.21 RCW, to require cities to implement the following mandates:
  - i. Effective July 25, 2021, permanent supportive housing and transitional housing shall not be prohibited in any zone where residential dwellings or hotels are allowed; and
  - ii. Effective September 30, 2021, indoor emergency housing and indoor emergency shelters shall not be prohibited in any zone where hotels are allowed.
3. **ESSHB 1220 – Regional Share Requirements.** ESSHB 1220 further provides that jurisdictions must plan for the projected growth and accommodate the targets provided by the Department of Commerce. Specifically,
  - i. Units for moderate, low, very low, and extremely low-income households; and
  - ii. Emergency housing, emergency shelters, transitional housing, and permanent supportive housing.
4. **Jurisdictional Plans and Targets – Regional Share Requirements.** In March 2021, the City adopted a Housing Action Plan that provided a target range for housing provided at or below 30% AMI. In July 2021, the Growth Management Planning Council adopted jurisdictional targets for housing provided at or below 30% AMI, which includes units located in emergency housing, emergency shelters, transitional housing, and permanent supportive housing. Target ranges are as follows:
  - i. Housing Action Plan 2020-2040 Target Range 1602-2669.
  - ii. Countywide Planning Policies 2024-2044 Target Range 2984-4906 (approx. range pending finalization of the Comprehensive Plan Housing Element).
5. **Redmond Zoning Code.** Although these types of land uses were allowed in many zones under the Redmond Zoning Code (RZC), the RZC does not define nor clarify the provisions through which

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permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters are mandated consistent with ESSHB 1220 requiring some amendments to current regulations in the RZC.

6. **Interim Zoning Controls.** On August 17, 2021, Council unanimously adopted Ordinance No. 3059 imposing an Interim Official Control (IOC) to amend portions of the RZC to align City shelter regulations with state adopted definitions and to implement the preemption adopted by ESSHB 1220 that allows Permanent Supportive Housing and Transitional Housing in all zoning districts where residential dwellings and/or hotels are allowed, and indoor Emergency Housing and indoor Emergency Shelters in all zoning districts where hotels are allowed, for conformance and consistency with state law.
7. **Public Hearing and Community Input.** In accordance RCW 36.70A.390, a public hearing was held on October 5, 2021. Emails have also been submitted and comments have been made at City Council Business Meetings related to the IOC. Public input has centered less on the terms of the IOC and more on the details of a permanent supportive housing facility proposed by King County under the Health Through Housing (HtH) program in the Overlake Urban Center of Redmond. The HtH program is described in greater detail below. Testimony and community input have focused on the following:
  - i. Public safety considerations relating to illegal use of drugs at the proposed permanent supportive housing facility.
  - ii. Public safety considerations related to potential resident sex offenders residing at the proposed permanent supportive housing facility.
  - iii. Public safety considerations related to the proximity of the proposed facility to schools, daycares, and neighborhoods.
  - iv. Public safety considerations related to increased crime in the area and lack of background checks.
  - v. Concerns that the proposed facility will only serve chronically homeless populations suffering from mental illness and drug addiction rather than homeless families.
  - vi. Questions regarding the need for facilities in Redmond to serve chronically homeless populations.
  - vii. Concerns that the facility will import chronically homeless populations from areas outside the Eastside and not serve the City's homeless community members.
  - viii. Public concerns about safety and security.
  - ix. Regulatory alignment with Bellevue code requirements governing Homeless Services Uses was urged by Bellevue residents commenting in the HtH project at the Silver Cloud Hotel.
  - x. Lack of transparency in King County's acquisition of a hotel in Redmond to establish a permanent supportive housing use.
  - xi. General support for the ordinance and for the King County HtH acquisition of the Silver Cloud Hotel as an important step to address the needs of the chronically homeless in our region.
8. **Health through Housing Community Input.** Public comments were received by King County in response to the recent acquisition of the Silver Cloud Hotel, which is intended to be utilized as part of the County's HtH Implementation Plan. The Silver Cloud Hotel is located in one of Redmond's two designated urban centers. It was acquired by the County because the urban center is an area rich with transit, employment, and supportive service opportunities. The Silver Cloud Hotel building is also configured to support safety and security needs for future residents and the surrounding community.

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Input on the Silver Cloud Hotel acquisition was provided at a Town Hall meeting held on September 2, 2021, with County Councilmember Claudia Balducci as well as in other submittals. A summary list of community suggestions received by the County on the HtH program was presented to the Redmond City Council during a presentation by County staff on October 5, 2021, and is provided below with City Council emphasis added.

- i. 24/7 Staffing
- ii. Onsite Substance Use Treatment
- iii. Employment and Housing Assistance
- iv. Building and Property Conditions
- v. Need for Security Cameras
- vi. Partnerships and Impact with First Responders
- vii. Increased Communication
- viii. Neighborhood Advisory Group
- ix. Applicant Screening and Preparation of Residents for Housing
- x. Observing Laws on Sex Offender Registration Requirements
- xi. Connections to Local Human Service Providers
- xii. Ability to Help People Experiencing Chronic Homelessness In and Near Redmond
- xiii. Need for Controlled Access
- xiv. Safety In and Around the Housing
- xv. Code of Conduct
- xvi. Privacy Fencing
- xvii. Concerns About Enabling vs. Treatment
- xviii. Ensuring Food Access
- xix. How Quickly Occupancy Will Increase
- xx. Operator Responsiveness

## II. Conclusions

1. **ESSHB 1220 Substantial Compliance.** In adopting IOC Ordinance No. 3059, the City ensured substantial compliance with the requirements of ESSHB 1220.
2. **RCW 82.14.530 (HB 1590) Funding Utilization.** In adopting IOC Ordinance No. 3059, the City facilitates effective utilization of certain funds authorized under RCW 82.14.530 which are mandated to be spent within the Redmond jurisdictional boundaries.
3. **Shelter and Transitional, and Permanent Supportive Housing Jurisdictional Targets.** IOC Ordinance No. 3059 furthers the City's compliance with state mandates by ensuring that the city can responsibly address Redmond's share of regional homelessness and maximize the impact and effective utilization of HB 1590 funding to meet targets adopted in the Housing Action Plan, the Countywide Planning Policies, and state mandated targets anticipated from the Department of Commerce next year.

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4. **Addressing Local Homeless Needs.** IOC Ordinance No. 3059 assists Redmond in addressing local homelessness needs. The City of Redmond's Homeless Outreach Administrator works directly with unsheltered individuals in Redmond to find housing and connect them with needed resources. She has provided the following information.
  - i. **Redmond Needs.** On average, the Administrator serves 180 clients/year. Based on the Administrator's review of the eligibility criteria for HtH units, she has identified not less than 48 clients who could be referred to these units of permanent supportive housing.
  - ii. **Bellevue Needs.** The City of Bellevue's outreach professional anticipates that not less than 40 clients would be eligible. These estimates do not include clients served in local emergency shelters.
  - iii. **Eligibility for Health through Housing.** RCW 82.14.530 and KCC chapters 4A.503 and 24.30 combine to define and prioritize which persons are eligible to live in HtH funded projects.
5. **Consistency with the Comprehensive Plan and City Vision.** The IOC Ordinance No. 3059 provisions are tailored to be consistent with the Redmond Community Vision contained within the Comprehensive Plan and the Redmond value as a welcoming city. The IOC regulations:
  - i. Are scalable and can be modified and adjusted based on the zoning district context and the intensity of the proposed use (i.e., shelter, transitional, and permanent supportive).
  - ii. Limit density with flexibility to impose increased mitigation as occupancy is increased.
  - iii. Impose spacing requirements between shelter, transitional and permanent supportive uses to avoid use concentrations.
  - iv. Require an occupancy agreement that addresses safety and security including:
    - The use or sale of alcohol and illegal drugs;
    - Threatening or unsafe behavior; and
    - Weapon possession.
  - v. Require the development of a safety and security plan to be reviewed and approved by the Redmond Police Department.
  - vi. Require a plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach (for example, a "Good Neighbor Agreement Plan").
  - vii. Require a description of eligibility for residency and a referral process.
6. **Public Input Considerations.** Existing protocols and protections that address community concerns for public safety and information and operate in concert with new regulations adopted under IOC Ordinance No. 3059.
  - i. **National Sex Offender Registry.** Required compliance for all sex offenders to be registered with the National Sex Offender Registry and comply with applicable state and federal law.
  - ii. **Interdepartmental and Interjurisdictional Coordination.** Proactive coordination between Redmond Police Department, Homeless Outreach Administrator, and King County Human Services representatives, and surrounding cities.
  - iii. **City Mental Health Professional.** Continued involvement of a licensed Mental Health Professional (MHP) to co-respond with police officers and fire fighters to calls for service that could benefit from social service connections, referrals, de-escalation, and assessment for behavioral health concerns.

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7. **King County Health through Housing.** Programmatic components that address community concerns for safety include:

- i. **24-hour staff at facilities.**
- ii. **Resident Selection.** Resident eligibility and selection will be informed by multiple information systems in place including:
  - Homeless Management Information System (HMIS)
  - Veterans Data System
  - Behavioral Health Information System
  - Local Outreach Staff in Redmond, Bellevue, and Kirkland
- iii. **Designated Crisis Responders.** Available 24 hours a day, 365 days a year.
- iv. **Tenant Code of Conduct.** Requirement that residents sign and observe a Tenant Code of Conduct, or be moved to an alternative facility, that includes:
  - Good neighbor clause requiring residents to agree that they intend to be a good neighbor to both other residents and the community.
  - Behavioral expectations – clearly identified behaviors that will result in removal or suspension include, but are not limited to, violent behavior, property destruction, failure to comply with local, state, or federal law.

### III. Transmittal Guidance to the Planning Commission for Review of Ordinance No. 3059

#### 1. Spacing Considerations:

- i. Consider whether separation requirements can be expanded without precluding Redmond's ability to accommodate its targets for moderate, low, very low, and extremely low-income households, emergency housing, emergency shelters, transitional housing, and permanent supportive housing.

#### 2. Occupancy Agreement Considerations:

- i. Consider a requirement that no shelter, transitional, or permanent supportive housing use may also be a designated supervised/safer consumption site (SCS), supervised/safer injection facility (SIF), or supervised/safer injection service (SIS), broadly classified as Community Health Engagement Locations (CHELs) under King County Department of Community and Human Services and King County Public Health.
- ii. Consider clarifying how the City Council will be involved in the approval of occupancy agreements.
- iii. Identify outreach opportunities that facilitate input from individuals with lived experience in homelessness during the development of required occupancy agreements.
- iv. Consider a requirement that the prior experience and success of the operator is clearly addressed in the occupancy agreement.
- v. Consider allowing partnerships between multiple operators and providers as a mechanism to offer levels of service needed to support the proposed resident population.
- vi. Consider a requirement to maintain minimum staffing levels.

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- 3. Process Clarity.** Address process clarity in the siting of permanent supportive housing, transitional housing, emergency housing, and emergency shelters.
  - 4. Periodic Review and Evaluation.** Provide for a periodic review and adjustment of regulations if needed.
  - 5. Redmond Appropriate.** Ensure any permanent ordinance is Redmond-appropriate and reflects the values and vision of the Redmond community as expressed in the Comprehensive Plan, Community Strategic Plan, Human Services Strategic Plan, Housing Action Plan, and City values of welcoming.